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THE FAMILY GUIDE TO BRUSSELS,

BY

J. R. SCOTT.

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FAMILY GUIDE

TO

BRUSSELS.

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THE

FAMILY GUIDE

TO

BRUSSELS:

COMPRISING HINTS UPON HIRING HOUSES, FURNITURE, SERVANTS, COST OF LIVING, EDUCATION,

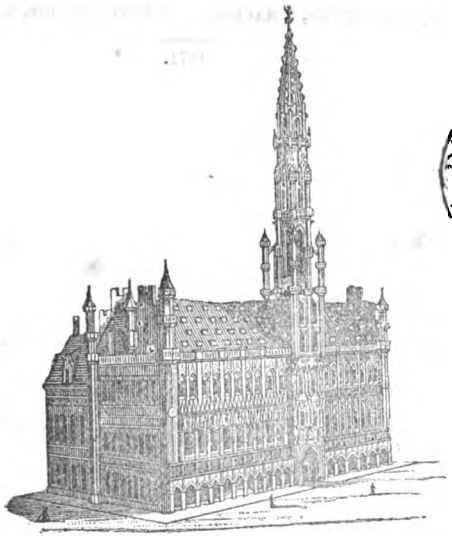
AND THE

GENERAL INFORMATION NECESSARY FOR A FAMILY PURPOSING TO RESIDE IN THAT CITY.

BY

J. R. SCOTT, OF BRUSSELS.

"NIL DESPERANDUM TEUCRO DUCE ET AUSPICE TEUCRO."—HOR.



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PREFACE.

THE object of this little volume is to supply a want, which the writer is assured has often been felt by families contemplating to reside abroad for any length of time, whether actuated by motives of pleasure, education, or economy. It has for its basis the numerous enquiries addressed to him in letters, and in conversations held on the subject in his professional capacity as English Agent at Brussels. The various questions asked have been carefully noted down, the answers generalized, and their practical application adapted to the work; and he has endeavoured to give, as fully as his business avocations have allowed him the leisure, the summary of his personal experience of some years standing in Belgium, in a complete and digested form: entering into particulars which replies by post would not admit of. There will, of course, arise from time to time particular questions requiring specific answers, which the writer will always be very happy to afford, and by directing his attention to such, he trusts to be enabled to make a revised edition even more adapted to meet the requirements of intending visitors to this country.

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The great difficulty hitherto experienced by many has been in obtaining practical information,—information such as a family requires on subjects affecting their daily wants, expenses, etc.; and facts have been culled from the writer's professional experience for the purpose of giving correct and trustworthy opinions to strangers. The numerous Continental Guides which have been already given to the public are only intended to meet either the necessities of summer visitors, or as mediums for advertising particular houses of business, and fail to give those useful instructions to which "Paterfamilias" more particularly directs his attention, as it will be readily understood, that there is a great difference in the kind of knowledge required by the mere bird of passage flying through the country in pursuit of pleasure and sight seeing, and that which is sought by a family with all the diversified and important cares attending its removal to a foreign country; where the laws and local usages differ materially from our own, and with which it is highly necessary to be acquainted before making one's engagements. It must be premised that it is not his intention to paint everything "*au couleur de rose.*" The advantages and disadvantages will be alike fairly submitted, and considering the difficulty of giving advice thereon, the interested reader must himself weigh the pros and cons deduced herein, and draw his own conclusion as to the desirableness of making his abode in this country; and we hope that our aim will not be altogether unsuccessful in rendering the following pages of some service. The writer has striven to the best of his ability to give his remarks in a concise and intelligible manner, and the kind forbearance of the public

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is solicited for any literary faults that may be met with. As a man of business having but few opportunities of attaining any degree of perfection in such a task, he relies more on the soundness of his views and his efforts to render them as practical as possible, than on the style in which they are conveyed in order to meet with the approbation of his readers. He must also apologise for some few clerical errors, for which the compositor is more particularly responsible.

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GENERAL REMARKS.

INTRODUCTORY REMARKS — INDUCEMENTS FOR COMING TO RESIDE AT BRUSSELS — CHEAPER TOWNS — HOW TO MAKE THE BEST OF A SMALL INCOME — FAMILIES WHICH DERIVE THE GREATEST ADVANTAGES — COST OF LIVING COMPARED WITH ENGLAND — SMALL FAMILIES OF MODERATE PRETENTIONS — SUMMARY OF ADVANTAGES OFFERED TO FAMILIES OF GOOD POSITION.

IT will be convenient in this preliminary chapter, to touch on some subjects which are entered into more fully when treated of separately; and in order to give a general idea of the advantages, that Brussels, as a continental residence, offers to those families, who have not definitely made up their minds but are in quest of general information, it will also be most advisable in the first place, to take a discursive view of the question that may assist them in so doing.

To many, Brussels is as well known and as easy to remove to, as Bath or Cheltenham, but to numbers the change is a more serious and anxious affair. They may see and appreciate the advantages to be gained, more particularly for the younger branches, by a few years, or even a few months residence in a good continental city, but they are also afraid, that a thousand lurking drawbacks or extra expenses might arise, which would not atone for breaking up a well appointed home elsewhere. It must be allowed, that many inconveniences are attached to our own apartments at watering places, and other fashionable localities. But if an English lodging house has its evils, at any-rate one knows how to grapple with them at home, and there are but few of the lesser ills of life which money cannot everywhere alleviate. We therefore address ourselves more particularly to those, who chose a continental residence in an economical point of view, and who do not mind availing themselves of the in-

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formation necessary to carry out that object. Other visitors may also gather hints, which will save them much trouble and needless expense ; and having endeavoured to explain the customs of the country, the rules and ways of Belgian tradespeople and lodginghouse keepers, in particular as applied to English visitors, every class, by a perusal of our remarks, will perhaps be better able to cope successfully with any little difficulty. A temporary residence at Brussels offers many solid advantages, and some, who select a continental home, prefer it from choice to its gayer and more seductive rival:—Paris.

The English residents in Brussels, are not solely those, who come either for economy or educational purposes. To this class of new comers, no guide is absolutely necessary.

To loosen the strings of a well-filled purse, which can be readily replenished, requires no previous study ; and, therefore, its happy proprietor feels no apprehension of encountering any serious difficulty in removing to Belgium or elsewhere, neither need he. With many the educational advantages offered suffice to atone for any contingent inconvenience. Others, not having an income sufficient to support the position in England, their birth not only entitles them to, but also exacts of them, find in Brussels (more particularly those with families) a charming retreat; society agreeable, yet inexpensive ; amusements more restricted but rational, refined and within easy reach ; education so superior, that many of the first families of the old and new worlds, influenced more particularly thereby, congregate hither, and tend to render it one of the most cosmopolitan of fashionable cities. These are, in fact, the principal inducements which are offered to English visitors. One must not look upon Brussels as being economical, as it used to be some years ago, when it was also badly paved, badly drained, and altogether inferior in every respect to the city as it now stands. When economy is the *sole object* held in view by a family accustomed to live cheaply in England, then Malines, Bruges and other towns are more re-

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commendable places of resort. One has more society at Brussels, meeting congenial compatriots at every step ; its educational advantages are no where surpassed ; and it is a pleasant, cheerful, healthy city, where one can scarcely feel even momentarily expatriated. It is cheaper than London or Paris ; but it is dearer than an English country town, fifty miles away from any of the great centres of industry. One may live cheaply in Brussels ; but, perhaps, there is no cheaper place in the world than London, for any one who choses to sink his position and individuality : yet there are few places in the world, where one would care to spend a small income in preference to Brussels, providing they can still feel assured of being able to strike the balance on the right side at the end of the year, for they would not, in order to effect this, be called on to practice so much abnegation, as is requisite in London, or be debarred from so many of the " agréments" of polite society. This must of course depend principally on themselves ; with skilful and proper management, and becoming as speedily as possible acquainted with the best markets ; they may obtain a better return for their money than those having double the income, but who at the same time are less solicitous. All the troubles which attended " The Dodd family abroad,"* sprang from keeping up false appearances and exceeding their income. They travelled and lived " en grands seigneurs," and a vast amount of inconvenience and unpleasantness was the result: the same follows equally in England and elsewhere; but it encounters less encouragement here, where tradesmen are ignorant of the value of a family name, or have no faith in it, and where but few have the capital required to enable them to give long credit on the expensive system adopted by some

* The author of this entertaining novel, was for some years a resident at Brussels, and has made it the scene of many of the Dodd family's misadventures.

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houses of business in England. By all means, let us still have the old-fashioned English traveller, with his well-known peculiarities, but with an important purse and sterling character to qualify them. He has made his countrymen the subject of high-flown panegyric in many a poverty-stricken Kursaal and bazaar.

Families in the receipt of good incomes derive a greater economical advantage, generally speaking, by living here, than those possessing small ones, as the former do not usually keep up such large establishments, nor such expensive society as when in England. The difference in value of the strict necessaries of life, cannot alone, hold out a sufficient inducement for residing here. Take for instance, the agricultural products of Belgium, a free and ready market so near as London, would naturally prevent any great divergency to exist between the two countries, in the prices of most articles of daily consumption, and it is principally owing to the adoption of free trade in England, that the cost of living in Belgium has become so much higher within the last ten or twenty years. Again, the effect of the strikes and trades unions in England have also tended to develop the resources of this industrious little kingdom, by suffering it to become a successful competitor in the markets of the world to a very great extent, and this increase of trade, has materially augmented the wealth, and necessarily the cost of living in the country. Yet, notwithstanding this, and the open markets for their produce in all-consuming London, which give such profitable returns to the Belgian producer, there still remains an important difference in favour of Belgium. Rent, which is a great consideration, will be found lower, and living cheaper; and although it would not be an easy matter, to define strictly the difference it makes in one's income at the end of the year, it is a favorite saying with many, that the franc in Belgium is equivalent to, or goes as far as the shilling in England. This would be an easy way of disposing of a diffi-

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cult and important question, but it is necessary to premise, that on this point opinions are very conflicting: some say that they find Brussels to be a cheap place, whilst others, so far from admitting this, affirm that it is even a dear one. Speaking from personal experience, and having relations with both countries, a far better return for one's money is to be obtained in Belgium; but the best way to arrive at a correct and satisfactory conclusion, will be to consult the scale of prices appended, and compare those prices with what you are accustomed to pay for the same articles where at present located, and at the same time, not to lose sight of the less direct advantages on either side. For small families, the difference is too unimportant, as with them other considerations would probably have more weight; they may depend on being able to live as well and as cheaply here, as in any other conveniently situated continental city, where they could take a trip to; and it is not an expensive hazard for them to solve the question by a few weeks practical experience.

Apartments to accommodate a small family of grown-up persons are easily obtainable and are certainly cheaper, cleaner and better in every respect, than those of London lodging houses. Attendance is also given in many houses for a very moderate remuneration. Dinners can be sent in from a "traiteur," if not provided by the landlady, or you can dine out at the numerous restaurants—a choice which renders the engagement of servants unnecessary, and disposes of any possible housekeeping difficulty for this class of visitors.

Moving with children, on a small income, is a more serious consideration, and having been asked for advice on this subject so repeatedly, it is necessary to treat it with the greatest circumspection. Unquestionably, the principal advantage to be derived by coming to Brussels, lies as before stated, more indirectly than in the relative cost of the strict necessaries of life, for the requirements of different classes, vary as much as their tastes and habits. Luxuries to one, being the necessities to

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other. The general advantages offered at Brussels, may be summed up as follows:—the less expensive habits of good society, and a less pretentious style of living being required; travelling amusements and most luxuries being cheaper; the price of wines, hire of carriages and wages of upper servants are lower, and the cost of education much more moderate; (masters, governesses, professors of all the superior accomplishments being paid considerably less than in England). These considerations have a very important bearing on the subject, as the class of people here presumed to be most particularly interested, are not such as have been roughly nurtured and are indifferent to them, — but those, possessing more blue blood than golden sinews. It may be added, that no where else would they receive the same due consideration or be more respected, no matter whatever their actual circumstances may be, so long as they are content to spend rather a few pounds less than over their annual income. When economy is not a *sine quâ non*, it generally has some influence in determining families where to fix their continental abode; but such as do not make this a consideration, must bear in mind, that the speculatively got up "maison garnie" abroad, cannot be expected to vie with their well-appointed country halls and granges, or with the fashionable town mansion; but hints will be duly given as to how they may obtain a residence in keeping with their position and wishes.

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BRUSSELS.

THE CITY AND ITS INHABITANTS — THE LATE IMPROVEMENTS — CHARACTER OF THE UPPER TOWN — CENTRAL POSITION ON THE CONTINENT — GENERAL ATTRACTIONS.

BRUSSELS is a charming city, and thousands of our compatriots will re-echo our opinion; its inhabitants are a genial, good natured race of people, proud of their English visitors; and although isolated instances of over-reaching may occur in their dealings with them, such form the exception and not the rule. It is scarcely necessary to give a minute description of the city, it being generally speaking, so well-known in these days of cheap and rapid travelling, when after taking an early breakfast in London, you may arrive there the same day in time to dine at one of its famous hotels on the magnificent Place Royale; a pleasure trip which few English people fail to avail themselves of from time to time. But, although it would be fulsome to dilate on its interesting sights and general beauties, still, those who have not had an opportunity of visiting it for some few years past, would at present note an immense improvement, which has since been made in every direction. The Upper Town is scrupulously clean and neat, its civic authorities following in the wake of their Parisian "confrères," are sparing no expense to render it one of the most charming of continental cities. The rapidly increasing prosperity of the country, is no where made more apparent than in the embellishments and sanitory improvements of their dearly loved capital; the chief city in a flourishing little kingdom of some five millions of industrious people; the seat of a popular court, which is closely connected by family ties with our own, and

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other Royal families in Europe; its neutral position jealously guarded by the Great Powers, and unaffected by any of the conflicting problems, which hover in the political horizon of the day; and the happy change from having been the Cock Pit of Europe, to become the highway and centre of communication between the greater portion of the several countries on the Continent; these, and other attractions, tend to render it a favourite resort for English and foreign families of distinction. The new and fashionable Quartiers Leopold and Louise are extending rapidly, and the streets and buildings are planned on a grand scale; a new boulevard is to be made through the lower town, and a large tract of the "Bois de la Cambre" is being transformed into a splendid public park, with which, even now, the "Bois de Boulogne" can bear no comparison, and when the finishing strokes of the artist shall have been executed,—for none other than an artist could have shown such taste in the conception of his plans,—he will have succeeded in rendering it the most charming promenade in Europe. In one of its pleasant glades, the members of the Brussels Cricket Club often attract the élite of the English residents to participate in their national game, and other sports; and excite the curiosity of the phlegmatic natives, who are seldom trained to such hardy and invigorating pastimes.

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THE UPPER AND LOWER TOWN.

DESCRIPTION OF PRINCIPAL PRIVATE STREETS AND ENGLISH QUARTERS —THE UPPER TOWN BEST FOR RESIDENCE—SOIL—HOUSES—STREETS—DISTRICTS DISTINGUISHED BY THE SITES OF THE ANCIENT GATES—NORTHERN AND SOUTHERN BOUNDARIES—THE ROTTEN ROW OF BRUSSELS—QUARTIER LOUISE—IXELLES—QUARTIER LEOPOLD—PORTE DE SCHAERBECK—DRAINAGE—LOWER TOWN—IMPROVEMENTS IN PROGRESS ON THE RIVER SENNE.

THE upper town owing to its more elevated position, its light, dry sandy foundation, and from being composed of modern-built houses, wider and more regularly constructed streets, forms the most desirable portion of Brussels; and is generally preferred by English visitors for residence. It is the fashionable part or west end of the capital, where the court and notabilities of the kingdom reside; to the description of which our remarks may in consequence be confined. At the time the Octroi or town dues were abolished, the gates and railing, which had hitherto formed a barrier on the Boulevards, between the city and its suburbs, were removed; but the names of the former are still conveniently retained, in order to divide the Boulevards into several distinct districts. We may take the Rue Royale as the western boundary of the fashionable quarter of Brussels, the "Porte de Schaerbeck" and the "Porte Louise" being respectively the northern and southern ones. Here the majority of English residents dwell, and consequently it is more directly interesting to the new comers; we will therefore give a few remarks about its "quartiers" and private streets.

The Boulevard from the "Porte de Louvain" to the "Porte de Namur," consists of three splendid avenues, respectively appropriated to Promenade, Driving, and Equestrian Exercises, so

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forming the "Rotten Row" and "Park Drive" of Brussels; and affords, on a fine afternoon in the season, one of the most animated scenes of the town.

The "Quartier Louise," to which the "Place Louise" gives the central entrance, surrounds the "Avenue de la Cambre," a new route leading to the "Bois de la Cambre," and which is rapidly progressing towards becoming a fashionable locality; although some portions are at present in an unfinished state, and is an exceedingly healthy district. There are also some good houses on the Boulevards extending towards the "Porte de Hal."

The large suburb of Ixelles lies higher than any other, but does not contain such fine streets, or handsome houses, as the fashionable and splendid "Quartier Leopold," where the nobility and wealthier portion of the inhabitants reside. This (with the "Quartier Louise," of which it has hitherto held the preference), is the head quarters of the English residents. The streets are wide and open, and contain within their precints the best houses to be found in Brussels. Houses about the "Porte de Schaerbeck, command a splendid view of the lower portion of the town, and the country reaching to Laeken. The interior block of streets, bounded by the Rue Royale, Boulevard de l'Observatoire and the Park, are with few exceptions, narrow, close and second rate. It may be added that the upper part of the town is very well drained, but exceptions are taken by medical men to particular houses. In the lower, diseases are doubtlessly aggravated, and epidemics generated by defective drainage; and that abominable gutter, styled the river Senne, which runs through that portion of the town. An English Company have contracted to cover it, and are now engaged in doing so, constructing at the same time a roadway, which is to be the site of a new Boulevard; and this, in addition to being a great embellishment to the capital, will be a most desirable improvement to that district; but until that undertaking is completed, it is highly necessary to avoid a residence any where in proximity.

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BRUSSELS.—WITHIN THE BOULEVARDS.

The Place Royale.—Is a fine square, containing the Church of St. Jaques, and about a dozen large mansions, the principal of which are the Palace of the Comte de Flandre, and the three first-class Hotels, Europe, Belle Vue, and Flandre.

The Rue Royale.—Is an elegant street, composed principally of Clubs, Hotels, large Offices, and first-class Shops.

Rue Ducale.—Facing the park, Houses or Apartments seldom to let.

Boulevard du Regent and Place du Trone.—The best and most pleasant part of the Boulevards: not many furnished houses obtainable, and in one or two of them bad drains have been suspected.

Boulevard de l'Observatoire.—A continuation of the above.

Boulevard de Waterloo.—This Boulevard contains a great number of furnished houses, which are usually rented by good English families, it has a pleasant aspect and is generally approved of by them.

Rue de la Pepiniere and Rue Theresienne.—Quiet central streets, leading from the Rue de Namur, to the Place du Trone.

BRUSSELS.—OUTSIDE THE BOULEVARDS.

QUARTIER LEOPOLD.

Rue de Marnix and Rue des Arts.—Situate on the Boulevards: only first-class houses: few obtainable furnished, and at high rents.

Rue du Trone and Rue du Commerce.—Good streets, containing several furnished houses and apartments, at about the rents usually given by English families. The English Ambassador resides in the former.

Rue de Luxembourg—A fine but rather noisy street, leading to the Railway Station.

Rue Montoyer and Rue Belliard.—Two of the most fashionable streets in the Quartier Leopold, wide and airy. Rents a little higher than the last named, but not exorbitant.

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Rue Joseph deux and Rue de la Loi.—Of the same class, the latter is a splendid thoroughfare of handsome houses.

The Rue de l'Industrie, de la Science, d'Arlon, Marie de Bourgogne, are good traverse streets.

Place de l'Industrie and Place de la Societe Civile.—Two handsome squares.

Rue des deux Eglises, de Spa, Marie Therese.—Some parts are too low.

QUARTIER LOUISE.

Chaussee de Charleroi.—A favorite thoroughfare with several resident English families: leads from the Boulevards into the country, and is near the "Bois."

Rue Jourdan and Rue Jonker.—Small cross streets.

Avenue de la Toison d'Or.—Large showy houses facing the Boulevards.

Rue Prince Royal, Rue des Drapiers, Rue des Chevaliers, and Rue Stassart.—Contain some good furnished houses for families; reasonable rents; conveniently situated.

IXELLES.

Rue d'Edimbourg.—Is very central, dull, but is much patronized by English families; good gardens to most of the houses.

Rue de l'Esplanade, Naples, Berlin, Dublin, Londres, Vienne, Caroly, and d'Idalie.—Moderately priced apartments may be obtained in these streets, which are highly respectable, although not so fashionable as some others named.

Chaussee de Wavre and Rue de Consul.—Moderate rents.

Rue des Champs Elysees—A quiet rural street.

The above list of streets do not of course include *all* that are likely to contain houses suitable as residences for English families, at the same time, they may be considered as forming by far the principal portion of the English quarters, and where new comers are more likely to find accommodation, when searching for the same, without the assistance of an agent, or friend who is acquainted with the town.

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LANGUAGE.

KNOWLEDGE OF IT NOT INDISPENSABLE—FRENCH—FLEMISH—WALLOON—BELGIAN PRONUNCIATION OF FRENCH.

AN English tongue carries one in many lands, and there are few Foreign countries, where one experiences so little difficulty through not speaking the native language as in Belgium. The Flemish have a great aptitude for acquiring English, and owing to the immense number of English travellers, who annually visit their country, they have also a great inducement in a pecuniary point of view, which they are not slow to avail themselves of. One need not therefore be afraid of encountering any serious difficulty in reaching Brussels on that account, and there, one might almost fancy he was in a British colony, if the number of people who speak English be any criterion.

The language generally spoken by the upper and middle classes is French; but many of the lower orders, more particularly in certain country districts, speak only Flemish, and in others Walloon, which is a kind of French patois. In some of the real old Flemish towns, all classes still adhere pertinaciously to their mother tongue, and are by no means partial to French being made the fashionable language. It is, nevertheless, the only one that English visitors need care to acquire, and although Parisians boast of possessing a purer accent, there is now in reality, no more difference between the pronunciation of well-educated Belgians and French, than there is between two English gentlemen from counties lying wide apart. Possibly on the score of volubility, the Belgians yield the palm to their neighbours.

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SEASON.

DURATION OF THE ENGLISH SEASON—SCHOOL TERMS—THE BELGIAN SEASON.

THE season opens in September or October, much depending on the state of the weather; a cold or wet autumn sending families into town sooner than otherwise. It commences in fact with the winter, and finishes with the spring. The town is generally speaking tolerably well-filled by the end of October and begins to thin in May; but the school term dates from the first of September and lasts till Midsummer. When education is the object for coming to reside in Brussels, it is advisable to give children the advantage of the full term, and this may be taken as the average duration of the English season. The Belgian fashionable season is commenced by the opening of the Chambers about the early part of November, but the Court balls inaugurate the winter festivities at Brussels with the New Year.

CLIMATE.

ADVICE TO INVALIDS—COMPARED WITH ENGLAND—HEAT IN SUMMER—ABSENCE OF FOGS—SPRING—AUTUMN—WINTER.

INVALIDS or persons particularly anxious respecting the climate of Belgium, would do well to consult a resident medical man. Like all light sandy soils, one experiences the heat more in summer; but it is questionable, whether there is any great difference between the average state of the atmosphere in England and Belgium. With the exception that the latter is drier, and far less subject to those fogs, which are so frequent in England at certain periods, and which terrify the Foreigners into believing any amount of tales about our *spleen*. Brussels in our opinion, is so placed as to be favoured with a fine, open, bracing climate, having perhaps a more cheerful ending to autumn, and a colder spring than we are accustomed to, in the south and west of England. The winters are equally as severe as our own, and when it is desirable to spend that season in a more genial temperature, one must travel considerably farther south than Belgium.

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FURNISHED HOUSES.

RENT DEPENDANT ON VARIOUS CIRCUMSTANCES—HIRED MORE ADVANTAGEOUSLY IN THE SUMMER OR EARLY IN THE SEASON—APARTMENTS MORE EASILY OBTAINABLE FOR SHORT PERIODS THAN HOUSES—WHEN PREFERABLE TO RESIDE AT AN HOTEL OR BOARDING HOUSE—HIRING FOR THE SEASON OR YEAR—SUMMER VISITORS READILY ACCOMMODATED—AN ADVISABLE PROVISO—FURNISHED MANSIONS, BUT LITTLE CHOICE AND HOW BEST OBTAINED—SITUATION AND RENT OF THE BEST HOUSES USUALLY OFFERED—SMALLER HOUSES, RENT, DESCRIPTION, STYLE, ETC.—KITCHENS, FIREPLACES, STOVES, COOKING STOVES—COUNTRY HOUSES.

THIS is one of the most important subjects to be considered, and, respecting which, one may presume the reader will be most anxious to gather information. The rent of furnished houses and apartments is, of course, naturally dependant in a great measure on the situation, class, and style of house and furniture, the accommodation affor ded, time of year, and whether a good or bad season. When there has been a great influx of strangers, and the season is somewhat advanced, the choice becomes more restricted, and the rents proportionately increased, so long as fresh families continue to arrive; it is, indeed, sometimes difficult to obtain a suitable furnished house or apartments when very late in the season.

To ensure a choice and the best conditions, it is a good plan to hire your house or apartments during the summer months—July or August—rent to commence on entry, which will be expected by the first day of October. The town is at that time nearly empty, and there is consequently a greater number vacant; the chances of the season are also still doubtful, and lodging-house keepers are the more disposed to accept an offer. It is difficult to obtain a house or large apartments at the commencement of the season, for a shorter period than six or eight months, and the rent is proportionably diminished, when

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taken for a longer time, more particularly so as regards a furnished house. It is not, perhaps, absolutely impossible to take an apartment by the month, or for two or three months; at the same time, the choice will be very restricted, and the rent most probably charged accordingly; when an apartment is only required for a few weeks during the winter months, it is sometimes better to make arrangements at one of the hotels or boarding houses.

At some of the former, where the proprietors depend more particularly on summer visitors, they are in the habit of making arrangements with families at low rates for the winter months, and, in one or two, wines and other extras, which really make hotels expensive, are allowed to be provided by the visitor, or a small sum is charged on the cork. Boarding houses do not inspire much confidence as a rule, but you may get well accommodated in one or two of them at Brussels.

In taking a house, it really makes but little difference whether you engage for the season only, or for twelve months, for you will have to pay nearly the same rent in either case, as they do not reckon upon being able to re-let in the summer. The numerous visitors who then pass through Brussels, are nearly all travellers, and make only a short stay, generally at the hotels; if they purpose staying a few weeks, and wish to avoid the bustle and noise of an hotel, it is very easy to obtain an apartment by the month, or even by the week; you are not by any means obliged to bind yourself, in the spring or summer, for any length of time, as there is always a number of apartments vacant, the proprietors of which, are only too happy to let on your own terms, and for which no reasonable offers are refused. An apartment is not let so proportionately cheap for twelve months as a house, owing to the summer visitors being, occasionally, glad of an apartment, when they would not be troubled with a house.

If you have taken a house in the summer, and think it possible that you may wish to remain on during the winter, it is as well to

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have the option of so doing, and stipulate on the conditions before the season is too far advanced; also in taking at the beginning of the season, it is as well to have the privilege accorded of remaining on during the spring and summer months at a *reduced* rental, as unforeseen circumstances may arise to induce you to remain longer than anticipated; this proviso may not be necessary, and its importance is more particularly a question for yourself, but its insertion prevents others from taking your house over your head, and by so doing, oblige you to leave, whether convenient or not; it would, of course, depend whether you had a particularly desirable residence. In making this stipulation, you would not obtain an equivalent reduction in the rent for the latter months, as you would otherwise do in taking the place for twelve months on entering.

Of first class houses, equal to the requirements of a very large family and attendants, there is not, at the best of times, much choice, and they are always greatly in request during the winter season for families of other nations, and also for those Belgian representatives, and visitors from the country, who do not happen to have town houses. The Russians, Dutch, and others who come here to reside, are serious competitors, as they are always ready to pay a high rent, and require a good house, but they seldom arrive so early in the season as English families, and take no previous steps to secure houses beforehand.

It is next to impossible to obtain, for a short time only, one of the large and handsome houses with "porte-cochères" of which you see so many, and which are so much admired, with their magnificent marble entrance halls, gardens, and stables in the rear. The rents of these are very high, averaging from 5 to 10 thousand francs a year unfurnished, and in this state must be taken for a term of three years at least. There are a few occupied at present by English families, who pay from three to five hundred pounds a year for them furnished. To obtain one at a short notice cannot be relied on, and the plan usually adopted by the ambassadors

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or families, who require one of the best houses, is to take it unfurnished, and either buy or hire the furniture from an upholsterer, who is accustomed to the work, and will furnish a house in any style of comfort and luxury. At the same time, although this superior class of house is not always to be met with, you may, nevertheless, procure one equally as well adapted to the requirements and conveniences of a large family, by *applying not too late in the season*, and if less pretentious in style such a one can be rented at considerably less money.

For five or six thousand francs per annum an excellent house is obtainable, well furnished, situated in the best and most fashionable quarters of the town, and equal to the position of any English gentleman. When taken for three years, the other plan, of hiring the furniture is, perhaps, the best to adopt; but if only required for the season, or by the year, there is a sufficient choice to content one for that period; but it is particularly necessary to bear in mind, to make your choice before the general rush takes place. Engage the house in the Summer, or as early in the season as possible, and at the same time agree on the date, you are to take possession, or to commence paying the rent. This plan can also be adopted in taking smaller houses and apartments.

The extreme rents for furnished houses have been given above, and for those situated on the principal Boulevards, or in the most pleasant and fashionable thoroughfares; there are others equally as commodious and convenient in less favored streets, yet quite as respectable, and of course at proportionately lower rents.

The rents of smaller, good-class houses range from three to four thousand francs per annum. It is very seldom they are obtainable for less, unless at a more inconvenient distance from schools and markets. This is the average rent and kind of house most generally to be met with at Brussels. A good house may be obtained at three hundred francs per month, and a

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bad one is very frequently let at four hundred. The only plan, is to see and examine well all that are vacant at the time, and take the best you can find at the rent you purpose paying. There is a number of this class of houses on hand until the end of October, by which time they are mostly taken. They are situated in the upper part of the town, and are generally speaking comfortably furnished—not luxuriously—but what is more important, they are scrupulously clean and neat.

With regard to the size of the houses, they are composed of from three to four rooms on each story, have three stories and servants' attics above, with kitchen and cellars underground. The rooms are of good size, airy, and well built, stone entrance hall, marble chimney pieces and prettily decorated interiors. Open grates are in the principal rooms as a rule, and closed stoves in the bed rooms. These stoves are all meant to consume coal, and not wood, as was the case some few years back. The kitchens possess every convenience adapted to the requirements of Belgian servants, but English ones would be apt to complain, after leaving some of their comfortable halls; the others are not accustomed to so much consideration, and have no great expectations with respect to either their bed rooms or sitting rooms; the latter are very indifferent, being built just under bare slated roofs, are very cold in Winter, and the reverse in Summer.

An English cook would at first feel herself greatly at a loss how to manage with the insignificant looking stove (or cuisinière), standing out from, and only slightly connected with the chimney; but it is astonishing, the number of dishes a qualified cook can readily turn out with one, keeping half a dozen saucepans boiling at a time, and two ovens full of baked dishes, with a handful of fire in a little round pan in the centre, the diameter of which is about equal to that of an ordinary sized plate. They have no kitchen ranges, and a roasted joint is an impossibility; all kinds of meat being either stewed, baked, or boiled. This manner of

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baking is nearly equal to our own roasting, the construction of the stove rendering it far superior to the English oven for that purpose. All the firing is made economically available, and the closed stove, when not cracked, or imperfectly fitted, will burn up any kind of coal.

Of superior furnished houses in the environs, there is not much choice, and the best way to obtain one, is to advertise for it. It is possible at times to meet with a furnished Chateau and grounds, but owing to the little demand there is for this style of house, the agent has generally to advertise for them when required. Away from the chief central towns they may be obtained at very reasonable rents; though it must be borne in mind, that even in the immediate vicinity of Brussels, one would experience great difficulty in inducing masters to come for a few hours only in the day, and then at a much higher remuneration.

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FURNISHED APARTMENTS.

VARIOUS CLASSES—RENT HOW INFLUENCED—FAMILIES WITH CHILDREN —HIRING THROUGH AN AGENT—ENQUIRIES MADE FROM A DISTANCE— RENT A GREAT CONSIDERATION WITH A SMALL INCOME—AVERAGE RENT—SIZE—APARTMENTS CHEAPER THAN SMALL HOUSES—CHEAPER LOCALITIES — SITUATION — SEASON — SEEKING FOR APARTMENTS — FLATS.

THIS class of habitation is of such an extended nature, and subject to modifications depending upon so many circumstances, that anything like a classification, according to prices and accommodation, is attended with no little difficulty.

The rents are influenced more particularly by the locality of the house;—whether first or second floor,—if at a house of business —the number of rooms required, and the size of the family,—and with young children you may also be charged a little more in proportion. In the last case it would be advisable to take one where the furniture is plain and sound, otherwise, if the same be showy and fragile, a continual surveillance of the children will be necessary. Covers should also be provided for the chairs, and other pieces of furniture liable to be marked or stained, which are intended for their use, or exposed in any way to their treatment, so as to enable your agent to resist any heavy record of damages being entered against you at the end of your term; parents naturally believe their own children to be unexceptionably good, well trained, and incapable of mischief, but there are few apartments, after being occupied by a family with children, which do not show vestiges of the untiring energy, ingenuity, and restless activity of young England; this may be the early indications of some vigorous intellect, but it lengthens the bill of damages and adds considerably to the cost of the apartments; parents may be very strict, but cannot have their children always under their own eyes, and they are naturally very apt to take advantage of being left with servants; it is therefore far preferable, with children, to choose apartments where cleanliness is preferred to show, and, at the same time,

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make them take all the useless ornaments quite away. An extra room, either for study or play, is also highly advantageous.

As stated elsewhere, the time of taking the apartments also makes a considerable difference; if very late in the season, when it happens to be a very full one, you must expect to be obliged to pay a little more than the average rent. It is probably the best plan to make your own calculations. Tell an agent exactly the accommodation you require, at what time, and the sort of house you would prefer, state the rent you are prepared to give, and put it to him, whether you can be accommodated there or no. This manner of proceeding clears away all difficulties both for yourself and the agent. When he receives a letter from a distance, asking the price of apartments at Brussels, the position and habits of the family being quite unknown to him, it is naturally impossible for him to meet their views, unless by accident; he may certainly fix on a rent at hap-hazard, and it might be so low, that although the price might tempt you, the style of the apartment would be quite beneath your notice and wishes, or he might, possibly, choose one too high, so as to prevent your coming altogether. The rent is, of course, a great guide, but it must be subject to your income, or to your accustomed style of living.

One cannot do better than enter into the subject now, as to whether family on a very small income can live at Brussels. The question of rent naturally forms the most important consideration; that once disposed of, the rest of your income may be portioned as you will. An apartment taken at a sum proportionate to one's income, which can be readily spared, disposes, in our opinion, of the question: nothing but extravagance or bad management need deter such families from living in Belgium. If the rents in the capital be too high, Bruges and other towns offer cheaper residences, but the rent must be the guide or criterion. It has been stated by a very high authority that no man ought to exceed one-sixth of his income in rent; this is a good calculation for a person with an average one, or, even if the bare walls only be meant, but if you require a furnished

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tenement, you may possibly have to hire of some one, who looks to screw out his entire income out of your one-sixth. If this problem can be worked out satisfactorily, we do not doubt the possibility of such families being able to reside here within their means. In this we cannot assist you half so much as you may yourself, by not being too fanciful in your choice.

It may as well be remarked here, that they are sure to meet with disappointment, who, with a young family, and limited income, accustomed to live in the cheapest possible style, and caring nothing for the ordinary inducements which attract families to Brussels, are led there solely by motives of economy. Some few parts of Germany, the South of France, or smaller towns in Belgium, are much more likely to be suitable localities. There are some, who come positively expecting a furnished house at ten shillings a week! an instance of the kind came under our notice lately, and the person who required it, coming from one of the large manufacturing towns in the North, gravely assured us that, from information he had received, such were to be procured at Brussels! To avoid useless trouble and expense, they may rest assured that Brussels would not afford them a convenient resting place.

The average price of apartments is from one hundred and fifty to three hundred francs per month; from three hundred francs per month the remarks under the heading of "Furnished Houses" will be more applicable to the subject, whether it be a house or an apartment that is required; as there is, in reality, very little difference at that price, the only advantage being that furnished apartments offer a greater choice than furnished houses. These apartments contain from six to ten rooms, affording accommodation little short of a house, and, in most cases, it is only a question which you prefer, but in descending the scale from three hundred francs per month, one may put aside the possibility of obtaining a house, unless by chance, or some drawback being attached.

It does not follow that, because a house, which unfurnished

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is worth two thousand francs per annum, lets furnished at from three thousand five hundred to four thousand francs per annum, another, a little way in the suburbs worth only five hundred francs, is to be obtained furnished at one thousand francs per annum. The interest of the money invested in the furniture of a small house, might produce a proportionate return at those rents; but no one seems inclined to furnish such, or are willing to let on the same average profit. The apartment at fifty francs per month, would only be calculated for one or two persons, the same from one hundred to one hundred and fifty would be composed of about four or five rooms in a respectable quiet street, in a good locality.

All the houses and apartments here treated of, belong to respectable people, and are situated in the Upper Town, in healthy localities and are clean, neat, and comfortably furnished.

Any one unacquainted with the town, would probably experience some little difficulty, in immediately obtaining suitable accommodation for a family at the lowest rents stated above, and occasionally, House Agents shirk the trouble of finding apartments of this class, if they do not happen to have any on their lists at the time, but a little assistance on their part, will enable him to be comfortably housed without delay. The remarks made in another part respecting the season of the year, are equally applicable to this style of apartment, and they, who wish to be lodged very economically, must not mind giving themselves a little more trouble in searching about, than is usually imposed on others who are ready to pay more. Opportunities also frequently occur, when an eligible apartment is offered on easy terms, and even below its value, but one must be prepared to take things as they find them, and not be too exacting as to the style of furniture and other little matters, when the rent is fixed at the minimum price here given. It is not impossible, although at times, a little difficult to find such at a moment's notice. It may be mentioned that apartments very seldom run in flats here, as in Paris and other continental cities, and the few such obtainable, are generally speaking higher rented than the others.

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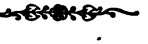
UNFURNISHED HOUSES.

Length of Leases—Notice to Quit—Short Periods.

These are not easily obtained for a less period than three years. The leases run generally for three, six, or nine years, at both the landlord's and tenant's option to renounce by giving three or six months' notice before the expiration of either term, so that they are in reality, only three years' leases. Still, tenants very seldom receive notice to quit, nor are their rents often raised before the expiration of the nine years, and even then not always to the full value, as a very general disinclination exists among Belgian landlords to change their tenants. Strangers are not very readily accepted as tenants for unfurnished houses, unless properly introduced to the landlord by a resident householder, or the landlord has previously been in the habit of letting to English families. It is then possible that he may let for a shorter period, or agree to accept a fine on leaving before the expiration of the lease; but it is a proviso that cannot by any means be depended on, and it is not here intended to hold out any possibility of your being able to obtain such as an inducement. There is very little more to be said on this subject, for should you decide on taking an unfurnished house, instructions respecting the lease will be found under that heading, and the advantages of furnishing yourself will be also fully entered into in another part.



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UNFURNISHED APARTMENTS, AND FURNISHING THE SAME.

HIRING THE FURNITURE FOR AN APARTMENT—CHARACTER OF THE HOUSE—VALUE OF THE APARTMENT—CHEAP APARTMENTS—SELDOM NECESSARY TO ADOPT THIS PLAN.

Should a particularly eligible unfurnished apartment be vacant, you can arrange to furnish the same by hiring the furniture of an upholsterer. When taken by the year this may prove a good plan to adopt, but a great deal depends on the arrangement you make with him, and whom you employ, and it is better to treat with a person of some capital. It is, undoubtedly, much cheaper to hire furniture for a large apartment than for a small house. We have known a sufficient quantity to accommodate a large family obtained for less than forty pounds per annum. When the upholsterer, who depends more particularly on this branch of his trade, has a large surplus stock on hand he is only too glad to get it placed out, and a good bargain may then be made.

A family requiring a low priced apartment, say from one hundred to one hundred and fifty francs per month for at least six months, we would advise this plan to be considered in case they experience any difficulty in finding a suitably furnished apartment to hand, this very seldom happens unless it be required under the usual price given by visitors.

In this class of apartment it requires more caution with regard to the character of the people of whom you take, if you become a yearly tenant; and, at the least, a quarter's notice from the expiration of a quarterly term will be required. The furniture must also be taken for at least six months.

The unfurnished apartment being suitable for Belgians, who, when taking the same would give as much rent as yourself—the landlord will not feel particularly bound to trouble

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much about you, as a regular furnished lodging-house keeper would, who makes a profit of your stay, and has, in consequence, a greater inducement to attend to your wishes. It is the same in taking an unfurnished house; it has a certain value in the market, little influenced by a good or bad season, and when you have concluded your bargain the proprietor has probably no more to do with you (quarter days excepted) than if he lived a hundred miles away. Neither he nor the furniture broker will ever trouble you but on rent days, after the rooms are completed, consequently you have only to see and get as much as you can for the money in the first instance, and also that it is properly and comfortably furnished before paying the rent, or even before entering into possession, if you can so arrange. Agree to have it done within a fixed time, and keep them at work until it is. With regard to the landlord of an apartment, your principal care is to assure yourself of his respectability, and also as to any other lodgers he may have, or be likely to take into his house.

Considering the little choice of furnished apartments there is to be met with at four or five pounds per month, the plan of hiring the furniture, just mentioned, is a very good one to adopt if an eligible apartment be vacant, unfurnished, as you avoid paying the profit which is otherwise attached to them furnished, and which is seldom satisfied at so low a rate. You must, nevertheless, chose your opportunity, and be able to wait a few days, and have either a good agent or friend, who is living in the town to assist you, it is not advisable to undertake it yourself. For the better class of apartments this system of furnishing is unnecessary, as, in all probability, you will be able to obtain what you require without the least difficulty, unless you have a particular one in view, which happens to be unfurnished, and it is possible to have them arranged in any style of luxury and comfort according to your taste.

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HIRING, BUYING, AND BRINGING FURNITURE OVER FROM ENGLAND.

How Families may Furnish and when advisable—Attendant Advantages—Hiring recommended in Furnishing Mansions—Preferable to Buy the Furniture for a Second Class House—Private Mansions—Average Rents—Rent of Furniture—Value of same—Upholsterer's Profits—On Large Establishments—On Small—On Piece Lettings—Comparison between Buying and Hiring—The Middle-class House—Unfurnished Houses—Rents—Hiring the Furniture—Buying the Furniture—Re-letting—Hiring a Furnished House—Bringing over the Furniture from England—Chance Opportunities for Buying Houses of Furniture.

A family purposing to remain, at least three years, may advantageously adopt the plan of taking an empty house and furnishing it themselves, by either buying or hiring the furniture at Brussels, or bringing their own over from England, instead of incurring the expense of warehousing the same there.

In taking an unfurnished house, the rent will generally be found about one-half what is charged for a furnished one, and although no considerable saving may be effected by adopting one of these three courses, those who do so have at any rate the advantage of choosing their own style of house and furniture, and are more likely to obtain a house in accordance with their own pre-conceived tastes. The principal portion of the furniture, when hired, can be chosen at the warehouse, if you go to a repository of sufficient importance; and it is much more advantageous to do so, as a better supply is obtained, and you are able to make, in every respect, a more profitable bargain.

We are disposed to think that it pays much better to buy the furniture for a small second-class house than for a large one, and our reasons for thinking so may be deduced from the

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calculations which follow. There are but few English visitors who would think of buying the furniture for a first-class mansion at Brussels, unless they intend to remain some years, or are actuated by other motives than effecting a saving in so doing.

Although there is not much choice of first-class furnished mansions at Brussels, and nothing is more difficult to obtain at times; and if wanted, when there happens to be none vacant which are suitable, the most available plan is to take one unfurnished, and to hire the furniture of one of the large upholsterers who is accustomed to the task. Make a contract with him to furnish you the same completely at so much per annum, indicate beforehand the style of furniture you require, and bind him down to do it within a given time, a few days are sufficient if the work is kept in hand. Three years are given as the shortest time for which you may depend on being able to take an unfurnished house, though an agent may possibly procure one for you by the year, or even for the season; when the plan above mentioned is practicable, you will, by adopting it, probably obtain a house more adapted to your wishes, and it is nearly always followed by foreign ministers and others requiring a really first-class residence.

Brussels contains many magnificently furnished mansions, but they belong to a nobility and bourgeoisie, as ancient and as proud of their homes as our own, and who seldom ever think of letting them. They would look on the intrusion of English servants as little less than an irruption of Goths and Vandals; for it may be often observed that servants very seldom take the same interest in, or care of a house that is only hired for a time, as they will of their master's own property.

The rent of a house would depend upon selection, it being influenced by size, situation, and style. A large "hotel" or mansion might be valued as high as ten thousand francs per annum, but we will take a lower average to illustrate our pro-

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position; say, one which may be rented at from three to six thousand francs per annum (£120 to £240). This superior class of residence, in a fashionable part of the town, where fine large rooms require suitable furniture, may be fitted up at a proportionately moderate rate. The actual rent of the furniture would be about three thousand francs (£120) per annum. We here give a sum which would procure sound and handsome furniture, the owners of which will constantly make any little change required, and, after a time, thoroughly renovate or replace it at his own expense. Many families have been known to adopt this plan with satisfaction. Presuming the value of this furniture to be at least twelve thousand five hundred francs (£500), about twenty-five per cent. per annum is consequently paid for its use, (the upholsterers calculate on a gross return of about thirty per cent. per annum). Three years wear and tear will probably reduce its value thirty per cent., or ten per cent. per annum, which will leave only fifteen per cent. profit to the owner, subject to a deduction of two or three per cent. for labour, as all the expenses attending its fixture, removals, are included in the rent for the same. But the broker reaps a greater profit on re-letting this same furniture, for although it has depreciated in value nearly one-third he by no means reduces the cost of hire in the same ratio. By allowing ten per cent. per annum for its annual depreciation, what remains of that furniture at the end of ten years is a clear gain to him, in addition to a handsome return for his capital. All the substantial pieces will last much longer, it is only the carpets, curtains and such like articles that are quite worn out, and some little expense has been incurred in replacing them from time to time, but nothing of importance.

The furniture that has served in a first-class house for three years, with additions equal to the amount allowed for depreciation, will be sufficient to furnish two middle-class houses, and will now realise for hire four thousand francs (£160) per annum,

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or more than thirty per cent. The furniture is usually changed in this manner; after serving in Class No. 1 or the high rented house, it is renovated and removed to No. 2, thence to No. 3, and in this manner descends the scale, so that every article is made available whilst a stick or thread remains. The letting of single articles by the month also well repays the upholsterer, these being charged at a rate but little below a twelve months' purchase. An easy chair worth forty francs will be charged three francs per month for the hire, and the charge for other articles is in like proportion.

We will now consider the purchasing of the furniture instead of hiring it. The ordinary buyer would not be able to purchase the same quantity, which we valued to the upholsterer at five hundred pounds for less than six hundred or more. Supposing he should wish to sell at the end of two years, he would be a considerable loser, as its service would not adequately compensate him for the difference between the sum realised by the sale and that given for it. Taking three years' use, (and it is scarcely worth while to entertain the question for a shorter period,) and the furniture to have cost six hundred pounds; and at the end of that time to realise four hundred pounds. A good sale would scarcely fetch more, and a bad one considerable less: much would depend upon the dilapidations the furniture had suffered. On a favourable estimate, the cost of furnishing a house in this manner would be—allowing five per cent. interest for capital—two hundred and ninety pounds against three hundred and twenty, the cost as has been shewn of hiring from the upholsterer.

Thus, although the furniture broker makes a good profit by letting, one is not equally benefitted in buying. In hiring, the extent of the liabilities is known, in purchasing the risk and expenses of a sale have to be incurred; in the first case there is no trouble but to make the best possible arrangement, in the second one certainly feels a little more at home, inasmuch as

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the furniture is one's own and there is no fear of dilapidations; but these with moderate care on the part of servants, and hiring from a good upholsterer would not be highly rated. Much more may be said on both sides of this question, and the above calculations may be subject to some little modifications; but sufficient has been given to shew that in furnishing a high-priced house for a short term of years there is greater advantage in hiring than in purchasing.

We will now consider the house of a moderate rental, the one most in request among those who come to reside any time; and to represent the question as clearly as possible we will discuss it under the following heads:—firstly, hiring the furniture; secondly, buying the furniture; thirdly, hiring a furnished house; fourthly, bringing over your own furniture. We have in view a family, which comes abroad for economy or educational purposes; the family which is content to forego, to a certain extent, the pleasures of high society, not caring for such during the few years they pass on the continent, in order to recuperate their exchequer, to educate their children, or to await any contingency; the family which is satisfied with a house in a quiet respectable street, with plain but comfortable furniture.

Before entering into these questions, we must add a few words respecting the unfurnished houses which affect three out of the four cases to be considered. We now take the rental of houses, varying from forty to eighty pounds per annum, and at these rents they contain from nine to twelve rooms, with light underground kitchens, offices, etc.; the difference in rental depending principally on the style of the house, neighbourhood and proximity to the town:—these questions considerably affect the value of a house without diminishing its respectability in the least. Now with regard to furnishing, there is,—

Firstly,—hiring the furniture. The hire of furniture for the style of house mentioned above would be about two thousand francs (£80) per annum, and its value about three times that

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amount, so that in three years the hire nearly amounts to the original value of the furniture. Our opinion is decidedly against the adoption of this plan. We do not profess to know by what calculations the "fourniseurs" of furniture, with whom we have had relations, form their estimates; but as there is nothing to be saved, there is but little inducement to incur the trouble it entails.

Secondly, buying the furniture. The cost of the furniture for the house in question will be about two hundred and fifty pounds; it may be furnished sufficiently well at this sum and will then be on a par with the last named, and as there shewn, three years residence nearly reimburses the capital expended, and what the sale produces at the end of your term will be net profit; or, if to remain only two years, the third by re-letting would even swell the creditor side of the balance. Two years is the shortest period worth considering, as the difference between buying and selling would not warrant the adoption of this plan for any less time, and a tolerable certainty of being able to remain three years, if necessity renders it more advisable.

In re-letting it is best to do so when the Winter season commences—September or October — the possibility of letting houses by the year is very uncertain in the Summer months.

It may be here remarked, that an unfurnished house taken in a good position at eighty pounds per annum is more likely to let well and to pay better, than a house of forty pounds, but the furniture placed therein ought also of course to be somewhat superior. In the latter expensive furniture would be superfluous, and as low-rented houses when furnished are scarce, a tenant at a fair remuneration would probably be found without difficulty for the remainder of the lease you might wish to relinquish.

Thirdly, hiring a furnished house. In taking a furnished house, the season visitor follows the most general course, and in most cases it will prove the best for such who do not remain

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longer. There is frequently a difficulty in obtaining an unfurnished house for a short term, and although the agent may take all trouble off his hands respecting this and the fitting it up, the former will prove the cheaper and less troublesome plan to adopt. The other methods need only be considered when families come intending to reside some length of time, or when it happens that a furnished house cannot be obtained to one's mind. It may be mentioned, that occasionally a house which has been furnished expressly for a previous tenant is to let, and rather than remove the furniture, the upholsterer will incline to favourable terms in treating with a new one. For families who intend to make a long stay at Brussels, it may be a question, as to whether they will not prefer to undertake the furnishing of their homes, rather than contribute to the profit of lodging house keepers; there is very little chance or even choice of taking a furnished house for less than £140 per annum in a good position, and in this case, as before stated, a considerable portion of the value of the furniture must be paid in rent, if you remain three years. Admitting the convenience of upholsterers to the majority of English visitors, we believe there are some who may find our present remarks of service, and as we have already given the particulars respecting furnished houses in another part, we will entertain the last question.

Fourthly, bringing over your own furniture. Furniture to fill a good sized house can be brought over from England at a cost of about forty or fifty pounds, including packing, and every expense attending the same; and by taking a good unfurnished house and fitting it up with your own property, one has a residence more comfortably furnished than when it is hired, at half the cost; and the heavy expenses of warehousing are avoided, unless the same be let or sold before leaving. Of course the propriety of moving very valuable furniture must be considered, but if packed by men accustomed to the work, there is no more risk of its becoming damaged by the transit to

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Brussels, than there would be attending its removal to any part of England. Presuming the house selected to be at £80 to £100 per annum, in a good situation, the addition of this furniture would double its value, or in other words, by furnishing yourself, the rent to be paid is about one half the amount, which must be given in order to obtain a similar house furnished.

This style of furnished house can also be let at that rate, as such have necessarily the preference over the regular lodging-houses, as it will be furnished more in accordance with English tastes, and in a superior style, that is, if your furniture be worth the transport.

There are also frequent opportunities for buying a house of furniture from a family leaving, and who have adopted the plan of furnishing themselves with the intention of disposing of the same on leaving; the option of continuing on the same lease may also present itself, and should not be lost sight of. In this case, one may occasionally buy at an advantage, and get back nearly every shilling again under the auctioneer's hammer, but it is a chance opportunity, and not to be depended on by any means.

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RENT PAYABLE IN ADVANCE.

FOR UNFURNISHED HOUSES—DEPOSIT—INTEREST—FOR FURNISHED HOUSES—APARTMENTS—FURNITURE.

IN taking an Unfurnished House, three months rent is required in advance, and a like amount, to serve as security for the due fulfilment of the conditions of the lease, is also frequently exacted; this latter sum serves as payment for the last three months of the lease. It has been hitherto the custom of the country to require this security alike of Belgian and foreign tenants, but by some landlords it is now regarded as a matter of indifference, and interest at the rate of five per cent. per annum may be fairly demanded, and will be also generally allowed on the amount of the deposit exacted. It is also usual to pay three months rent in advance for a Furnished House, taken by the year. The rent of Apartments is paid monthly, and also in advance. When taken by the quarter, quarterly payments in advance may be required, but with furnished ones this is more frequently a question for private arrangement. Hired furniture is also paid in advance, either monthly or quarterly according to agreement. This is the general rule of the country, and the receipt is invariably presented the day the rent becomes due.

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HOUSES TO BE AVOIDED.

ANTECEDENTS—MORE IMPORTANT IN TAKING APARTMENTS THAN HOUSES.

BY all means avoid taking an apartment in any house where the landlord—or still worse, the landlady—is held in bad repute, or has become notorious for misunderstandings, to use a mild term, with previous tenants. It is unfortunately necessary for old residents to place a mark against a few such houses at Brussels, and a timely caution cannot be too strongly urged to dissuade you from passing a portion of your existence, however short, in the same house with one of them. A bad landlord is, in fact, a greater nuisance than nasty drains and smoky chimneys. When you take the whole house, all you have to do, is to look sharply after your inventory and lease; see that the former is taken carefully, and do not allow him to bind you down to any unusual conditions in the latter. When occupying an apartment only, the case is very different, as you are then brought more in contact with the proprietor. Should any difficulties occur they tend to drive away visitors with an unpleasant recollection of this fair city and its inhabitants. It is scarcely necessary to observe that it rests with yourself to discover whether, at any time, the caution proceeds from an interested or unscrupulous person.

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GAS.—WATER.—DRAINS—CHIMNEYS.

GAS NOT ALWAYS FOUND IN PRIVATE HOUSES—EXPENSE IN BRINGING IT IN—OIL LAMPS—TOWN, RAIN, AND SPRING WATER—DRAINS—CLOSETS—SERVANTS TO BE CAUTIONED—WATER PIPES DURING FROSTS—CHIMNEYS—ATTESTED "RAMONEURS" OR SWEEPERS.

Gas is not laid on in the majority of private houses, and when brought in, there is an expense of about seventy francs incurred for opening up the street; the Gas Company not undertaking here, as in England, to bring it into the house free of expense. Oil lamps are in general use, and they frequently prove a fertile cause of contention; see, therefore, that you start with them in a clean state and in perfect order, and let them be entrusted to one of the servants, who understands keeping them so.

There is, generally speaking, a plentiful supply of water in every house, of two sorts—town water (eau de la ville), and rain water (eau de puits), and there is in many of the older houses a pump supplied by a spring—it is necessary to see that the town water is laid on, or insist on its being done.

The drains form a most important question, there are some blocks of houses, even in the otherwise best situations, where they are bad, and this is a point, which must not be left to the landlords themselves to enlighten you on, as they are generally far too polite and considerate to disparage their own property. The closets are now all made at Brussels after the English system, "à l'Anglaise," with a plentiful supply of water, but it is well to assure yourself of their cleanliness and salubrity, for foreigners are not all very particular about their condition. It is highly necessary to charge your own servants against carelessness in throwing floor cloths, brushes, &c., down the pipes, and thereby causing an obstruction in the drains, they being

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very easily blocked up; and as the proprietor will insist on them being left in proper order, it is equally necessary for you to assure yourself of their being in the same condition on entering. Again, with regard to the water pipes, great care must be taken that they do not burst during the winter frosts; have them covered, if exposed, and be sure to have the cock turned off at the main every night at that season; and during the day, water from every tap should be in frequent requisition. Chimneys should be swept twice a year by sworn "Ramoneurs" who will give a receipt, which will have to be produced in case of fire.

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PLATE AND LINEN.

NOT USUALLY GIVEN—WHERE HIRED—CHARGE—QUALITY—LINEN ADVANTAGEOUSLY PURCHASED IN BELGIUM—KNIVES.

THESE are not usually found in furnished houses or apartments, unless the attendance is also provided. They may be hired at the furniture warehouses, a sufficient supply of which for a house will be charged about thirty francs per month. It is therefore more economical to bring your own with you if practicable. The plate they lend is very common, and the linen has generally stood the test of a good many previous lettings. Sheets may be hired at the rate of two francs per month per pair. Linen may be advantageously purchased in Belgium; the quality is good, and a pair of sheets at twenty francs are far superior to those obtainable at an equivalent sum in England. Knives are not included with the plate, but may be purchased very reasonable at the English cutlery warehouses, in the Rue Brederode or Rue de la Madeleine.

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CHINA, CROCKERY, GLASS, AND KITCHEN UTENSILS.

SUPPLIES TO BE LOOKED AFTER—STATE OF KITCHEN UTENSILS.

THE china, crockery, and glass should be looked over to see that you have a sufficient supply of each. The kitchen utensils may also have been left in a bad state by the last tenant. Reject all that are not likely to last your term.

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KITCHEN STOVE.

STATE OF KITCHEN STOVE—COMMON FAULTS.

THE state of the kitchen stove should be ascertained, for if out of order the cook will not keep her temper under control. The fire-pan and lid are both very apt to fly when overheated, and then it is next to impossible to cook properly. It is as well to mention here, that when sufficient heat is not obtained, the fault nearly always lies with the stove, and not with the chimney; the pipe very soon gets choked up with soot, but is very easily emptied, and should not be neglected.

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BEDDING.

DESCRIPTION—STAINS.

THE French spring mattresses, as they are styled, are in general use with woollen beds and bolsters, and feather pillows; the only objection that can be made, is the size of the bedsteads, as these are much smaller than the English ones. In many houses the French system, of two single ones being drawn up by the side of each other, is adopted. The bedding is scrupulously clean and neat, as a rule, but care must be taken to note in the inventory the slightest stain on the same.

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BLANKETS.

NUMBER ALLOWED—COUNTERPANES—STATE RECEIVED IN AND REMITTED.

SEE that you have a sufficient supply of these. The custom is to allow three to each bed, but they are apt to neglect to give the full number for the servants' accommodation. It is particularly necessary to stipulate for the usual number being furnished for the winter, when taking a house or apartment in the summer. Counterpanes are, of course, also provided. You receive all clean on entering, and must leave them in the same state on giving up possession.

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CURTAINS.

FOR BOTH SEASONS—OLD INVENTORIES RECALL SUNDRIES TO MIND.

IF you require curtains adapted for both seasons it is as well to mention it before entering. You should bear all these little things in mind, and stipulate for them beforehand. By so doing you get better supplied, and it saves any trouble arising afterwards respecting the same. In most houses they have an inventory, which can be looked over, and that will enable you to judge what is wanting for your own requirements.

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PIANOFORTES.

WHERE HIRED—CHARGES.

THESE are not furnished, and must be hired at a manufacturer's; the rent varies from twelve to twenty-five francs per month according to the standing of the maker, and the value of the instrument. The rent includes the tuning of it once a month, but two francs are charged by some for porterage when sent in, the owner paying the expense attending its removal. Fifteen francs per month is a fair average rent to pay for a very good piano.

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HOUSEHOLD SUNDRIES.

MATS, BRUSHES, ETC.—HIRE OF BATHS—KITCHEN KNIVES, FORKS, AND SPOONS.

MATS, brushes, baths, dusters, and such like articles, do not form a portion of the furniture comprised in letting a house. Mats are given in apartments, and in some good houses baths are also to be found; the latter may be hired at the rate of three francs per month, but it is cheaper to buy them if you intend remaining here any time.

Kitchen knives, forks and spoons, are given, but none fit for the use of the family.

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LEASES AND AGREEMENTS.

GREAT ATTENTION TO BE OBSERVED BEFORE SIGNING—PROFESSIONAL ADVICE—SHORT HIRINGS—MEMORANDUMS—GOVERNMENT STAMP—TAXES—HOUSE TO BE SHEWN AT CONVENIENT HOURS—INVENTORY—"ETAT DES LIEUX"—UNDERLETTING—ALL AGREEMENTS TO BE WRITTEN—LEGAL PHRASEOLOGY—LENGTH OF TIME REQUIRED IN GIVING NOTICE TO QUIT—"L'USAGE DES LIEUX," OR LOCAL CUSTOMS—MANNER OF GIVING NOTICE TO QUIT—POWERS OF THE "JUGE DE PAIX"—"BON PERE DE FAMILLE" CLAUSE—THE "REPARATIONS LOCATIVES"—INSURING AGAINST FIRE—"RISQUE LOCATIVE"—POSSESSION NOT TO EXCEED THE TERM—NO CHANGES TO BE MADE WITHOUT LANDLORD'S SANCTION—ADDITIONAL LAWS AFFECTING TENANCY—EXPLANATION OF TERMS.

IT is scarcely called for to impress upon you the necessity of paying great attention to the wording of any lease or agreement to which you may be required to affix your signature, and if not a proficient in the language, it is better to have the opinion of a qualified lawyer or agent in the matter. Simply taking an apartment for a few months does not necessitate an elaborate agreement, and the landlord who exacts it, is not generally speaking one of the best you can have relations with. As a rule, a memorandum as to the time and rent agreed on is all that is asked or required, any special conditions being of course also noted. If written in English it is equally binding, and the shorter it is the better. If plate, linen, or service be included it should be mentioned; and when additional articles are to be given, a list of the same should be added to insure your obtaining them. There must be two copies signed by both parties, each taking one. We are not anticipating that the production of such a simple agreement as this, would ever be likely to be required in a court of law, as in that case it must be on stamped paper, (a sheet with a 45 centime stamp would be large enough,) in the event of its being necessary to produce it there: it may be stamped afterwards by the payment of a small fine.

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In letting a furnished house, the landlord will very probably require you to sign a more formal lease, and you must, in that case see that the wording of it does not bind you to more than agreed on. Refer also to what we have said about the contributions or taxes,—as that is an important question. Also that the house for the latter period of your tenancy is only to be shown at convenient hours. Two hours a day, and three days a week for one month is amply sufficient to meet the convenience of all. No notice is required on either side when the house is taken for a fixed term, unless stipulated beforehand. Do not accept by the lease the furniture as being in perfect order; it must be expressly stated that an inventory will be taken of the same, and you will then be bound by that only respecting its condition.

Again, in taking an unfurnished house, should its condition be in any way doubtful, stipulate that you accept it only as described by the "*Etat des lieux*," which must be made; in fact, be very particular about the wording of the lease you accept for an unfurnished house; and although one is seldom let for less than three years, it is as well to endeavour to obtain the permission to underlet or give up possession at the expiration of one or two years by paying an indemnity. It is much better to make these stipulations beforehand when possible, because the event of any unforseen occurrence causing your departure earlier than anticipated; a grasping landlord learning that you are obliged to leave before the termination of your lease, has it in his power and may possibly enforce a far heavier fine than you might have agreed on before signing. He may even persist in your leaving a guarantee for the whole amount of the rent for which you are liable, for the remainder of your term, or he may prevent the sale or removal of your furniture, and insist on its remaining in the house as security for the due payment of each successive quarter's rent, acting as if for a contracted debt, which of course it in reality is. Or you may be disposed to

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travel further for a time, and in this case, a tenant is generally to be found ready to give you the full value for a comfortably furnished house with no serious inconveniences or drawbacks attached to it. This is a subject which has been already fully treated of.

The tenant is usually bound not to underlet an unfurnished house without the landlord's permission, and care must be taken respecting this clause in order to save litigation. In some leases it is expressly stated that apartments are not to be let off. Where the entire house only is stipulated, we have heard that this is sometimes overridden by leaving a servant in the house, or by reserving a room, but we doubt the legality of such a course, and under any circumstances it is more in accordance with our English ideas to have a thorough understanding with your landlord and to obtain his written consent to underletting. Should no mention be made in your lease about it, the question need not be raised, as you can then, of course, please yourself about doing so.

Unfurnished houses are not generally let here as in England through an agent, but the services of a respectable resident will materially facilitate your arrangements with the landlord in the event of your being a perfect stranger, and he may also consent to the house being underlet through the recommendation of an agent; or when he reserves to himself the approval of a sub-tenant, it is a condition intended to protect himself against having the house occupied by a bad tenant, and not with the view of preventing your underletting altogether. It is a clause which most landlords will insist on retaining, and in the event of your sub-letting the house unfurnished, you or your agent will then of course remain responsible for the due performance of the conditions of the lease, even supposing that another tenant be accepted in your stead; but arrange if possible to have the option of quitting the house at any time, by giving three month's notice and a payment of a reasonable fine, —say an additional quarter's rent.

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Before closing this subject, it will be advantageous to bring a few more general laws affecting it before your notice. Our observations may not, in case of contestation, (nor do they pretend to) enable you to dispense with legal advice; but our practical view of the question guided by some experience, urges us to impress on every one the necessity of a good written understanding on all points with the landlord from the commencement. The legal phraseology employed in this country is at all times simple enough to be readily mastered; and although law costs are a tithe of our own, disputes which must be settled by an appeal, to the tribunal entail a great deal of trouble, and possibly inconvenience and annoyance, more especially to strangers.

In giving notice to quit a house where no express stipulations exist as to time, the customs of the district must be followed,—"*L'usage des lieux.*" The lease of furniture hired for a house or apartment is understood to be the same as for the house or apartment, and is governed by the local customs.

A furnished apartment is considered as hired by the year, quarter, month, or day, when the rent is fixed at so much per annum, quarter, month, or day; and failing such stipulation local customs determine the same.

If at the expiration of a written lease, the tenant remains, and is left in possession, he becomes subject to the laws applicable to tenancies where no written agreement exists.

The "*usage des lieux*," or local customs which determine so many questions between landlords and tenants, masters and servants, in the absence of written agreements are here in a very vague and unsatisfactory state. It seldom happens that any two lawyers will agree in identical counsel; and judges have not unfrequently given various decisions. Then again, they differ in the several districts, and one of the most doubtful questions relates to the necessary period required in giving notice to quit a tenement. With regard to Brussels, we can

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only advise our interested readers to act on the following terms, which apply equally to furnished and unfurnished houses and apartments:—

For a house, three months; for an apartment, when the rent is paid quarterly, six weeks; or paid monthly, one month. A small apartment of two rooms, fifteen days. A room taken by the week or day requiring an equivalent notice. In all instances, the expiration of the notice must take place the day another payment would otherwise become due—payments being always in advance—and must also be given the day previous as it were, for example, if your term commences on the fifteenth of the month, send your notice to quit on the fourteenth, as a full calendar month's notice is necessary, and the day of executing the same is not reckoned.

In giving notice to leave, the character of your landlord must have some consideration in influencing your method of doing so. A verbal notice might be denied, and witnesses not admitted, but a simple written one will answer all required purposes. A memorandum stating your intention to give up possession on a certain date, with his acceptance of the same duly signed, and this being done in duplicate will be sufficient; otherwise you will be obliged in order to render a notice legal to have it done by a "huissier." This form costs some six or seven francs and is a proceeding very seldom resorted to. It is also occasionally acknowledged on the receipt for the last term of rent, and we consider this a very convenient method for the tenant to propose, as he holds the proof. It might be the contrary with the landlord if he wished to get rid of a tenant and had no document to shew that such an agreement had taken place. If the tenant receives an irregular notice to quit, or it is given at an illegal period, he must protest against it at once or it will be assumed that he accepted the same.

In case of dispute, a magistrate's order will enable the landlord to put out the tenant's goods, and the same will oblige

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him from restraining a tenant to quit, whose time has legally expired, unless he holds an execution on his goods for rent due.

The "Juge de Paix" disposes of all cases respecting these subjects, without liberty of appeal, when the sum in dispute does not exceed one hundred francs, and up to two hundred francs, appeal being allowed, but beyond that amount it is necessary to go before a higher tribunial.

The tenant is usually bound to occupy his house as a "bon père de famille" would his own; that is, not allow anything to take place which would injure the property to the prejudice of a succeeding occupier, and more especially not to do anything by which its letting value would be depreciated.

The obligation of acting as a "bon père de famille" necessitates bringing under the notice of the proprietor any damage caused to the property by third persons, and in default, renders himself liable for the same.

The "réparations locatives" imply as a general principle the repairing any damage caused by the tenant without being at all times the result of his use. In taking a furnished house he will seldom be called on to concern himself respecting repairs, unless the landlord happens to be at the same time the owner of the house; and we must advise a temporary tenant at all times to refuse to have anything to do with them, further than to make good any damages which may be the result of his occupancy. In taking an unfurnished house for a term of years, the question becomes of more importance to the landlord, and the incoming tenant should then exact that every part of the house is in good repair, or insist on an "etat des lieux" being taken. We may as well state a few items which then fall to the tenant's charge, always allowing that the damage occasioned by what is styled here the "force majeure" is at the cost of the proprietor; for instance, windows broken by a hail storm or by frost would fall to the charge of the latter person, unless the shutters were not closed.

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"Reparations locatives" include—hearths, chimney plates, chimney ornaments and tablettes in stone, marble, or wood; walls within one metre from the ground, pavement in the interior, cornishes, window sashes (unless rotted through dampness), panes of glass, doors, locks and fastenings, sweeping of chimneys, balconies, grass plats, fruit trees, stairs, pictures or decorations, sculptures, flower pots, garden seats, vases, unless injured by the weather. All these are implied in the above term, and if damaged or destroyed it rests with the tenant to shew that the same was occasioned by accident, out of his power to prevent, otherwise he is liable for them.

The obligation which the tenant contracts to give up possession "en bon etat," necessitates in his interest an "etat des lieux" being taken in the case of an unfurnished house, and an inventory of the furniture when it relates to a furnished one; as the presumption inferred is, that when he enters, he naturally requires the place he takes to be in proper order, and this being so, he is obliged to leave the house or furniture in the state he found it, and the necessity may arise to prove the same.

Unless otherwise agreed on, the expense of this proceeding rests with the tenant

If, at the expiration of the lease, the tenant cannot produce the inventory, he must pay for all damages, properly estimated; but should the document be withheld by a third party, the proprietor is subject to await his efforts to procure its production, and when so found, the landlord is bound to accept it. When payment has been already made, no ulterior reclamation can be made, the transaction being then considered definitive.

The landlord is bound to keep in good order the walls, roofs, floors, outer doors and windows, wells and drains.

In case a house requires reparations, which cannot be delayed until the end of the lease, the tenant must submit to

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the inconvenience occasioned thereby, but if they take a longer period than forty days, he can claim an indemnity.

If these reparations render the house uninhabitable, the tenant may claim a resilition of the lease.

The lease is not broken by the death of either the landlord or tenant; neither does the sale of the house put an end to the same.

The landlord of a house has the power to insist that sufficient furniture is put in to answer for the amount of rent, unless security be given.

The tenant is liable for any damages which happen during his tenancy, unless he can prove that the fault is not his own.

He is also responsible for all the members of his household, and for the subtenants in the event of underletting.

In case of fire, the responsibility of the tenant is limited to the building and does not apply to the furniture further than his fault or imprudence can be proved by the proprietor, and with regard to the building, he is not answerable when he can shew that the fire was the result of faulty construction, a "force majeure" or communicated from the neighbourhood.

If there are several tenants, all are responsible in an equal degree, unless they can prove in whose apartment the fire commenced, when that occupier would take the onus; or they must otherwise shew that it did not commence in their apartment.

In insuring against fire, it is advisable also for the occupier to do so for the "risque locative," as in the event of a fire breaking out in his house, unless he can prove that the cause exonerates him from blame, the presumption is, that it was occasioned by his fault and he is consequently responsible towards the assurance company, not only for the house he rents, but also for his neighbour's, if destroyed or damaged; for although both landlords may be assured and can claim their compensation from the company; the latter in return has

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grounds for action against the occupier of the house where the fire originated; thus, although he might have insured his own goods, the balance would possibly be on the wrong side. We draw attention to this, as we believe the continental laws on the subject differ from our own very considerably.

Possession must be given up immediately on the expiration of a lease, in order to save any question of continuance, or have an understanding on the point, with your landlord.

No change or disposition of the building must be made by the tenant without the landlord's consent be obtained, otherwise he may be called on to restore the same to its original position, and at the same time forfeit the materials employed in the alterations.

A house taken on a 3, 6, or 9 years' lease cannot be given up at the expiration of the first two periods without the usual notice to quit.

If it has been agreed on, that in case of sale or death, the lease is broken, immediate possession can only be obtained by paying an indemnity to the tenant equal in amount to the rent of the term, which local customs determine shall be given to quit.

The purchaser of a house occupied without a lease is required to give three months' notice to quit to the tenant, if he wishes to have possession.

Continuing to occupy a house at Brussels after the expiration of the lease, infers the same to be for a quarter; and for apartments, six weeks.

When a dispute arises respecting the amount of rent verbally agreed to be paid after possession is taken, and no receipt exists, the landlord's version is accepted on oath, unless the tenant prefers an "expert," or sworn valuer's estimate to be given; in which case, should his valuation exceed the tenant's, the expenses attending this proceeding are at the latter's charge.

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It is a native custom to pay a small sum as a gage in taking an apartment; but this is seldom required of English people. Given as a simple promise, this may be forfeited, or the landlord can also by returning double the amount given, refuse the proposition to rent; but if paid on account, the bargain cannot be nullified, except in certain localities, where it may be done within twenty-four hours on the above conditions.

Should the landlord refuse to receive the keys at the expiration of a tenancy, they must be presented to him by a "huissier." On the other side, the landlord can take the keys if he agrees as to expiration of the lease, and payment of rent, by signifying to this officer that he reserves to himself the exercise of his rights in suing for damages for reparations or losses.

The following terms employed in a lease are translated into English for the use of our readers who may be unaccustomed to them:—

Loyer—Rent; *Proprietaire*—*Bailleur*—*Locateur*—Landlord; *Locataire*—*Preneur*—Tenant; *Bail*—*Bail a loyer*—Lease; *Baux*—Leases.

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FIRE INSURANCE.

FIRES OF SELDOM OCCURRENCE — GUARD AGAINST THEM — RATES CHARGED.

Fires in Brussels are, happily of very unfrequent occurrence, and it is not common for the temporary occupiers of furnished residences to insure on their own account; still, although your landlord may have insured his property, if a fire happens during your tenancy, the insurance company can recover (in the event of its taking place through your own family's negligence) the full amount from you, that they themselves are called on to pay.

The rates charged are much lower than in England, and if you take a house on a three years' lease, it is better to be on the safe side; and one must use every precaution to prevent any such accident, as the police authorities may occasion you no little trouble and expense if a fire originates in your house, and the fault can be proved to be your own.

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INVENTORIES.

THE NECESSITY OF HAVING ONE — COMPOUNDING THE DAMAGES — VERIFY CERTAIN ITEMS—RESPONSIBILITY OF THE AGENT — ITEMS PARTICULARIZED — INVENTORIES TO BE TAKEN BY PRACTICAL PERSONS—DUPLICATE COPIES.

IN taking a house or apartments for any length of time, an inventory of the furniture therein ought always to be made for the satisfaction of both parties, otherwise you are assumed to have received everything in proper order, which very seldom happens to be the case; but unless it can be taken with care, and by some one who is thoroughly conversant with his task, and not slurred over, it is much better not taken at all.

Some few Belgian landlords prefer not making any claim for damages, rather than incur the risk of obtaining a doubtful reputation, which, in the event of a dispute arising respecting the same, is very likely to be the case whether justly merited or not. In dealing with such persons, the best plan is to allow them to propose a round sum, and then if you do not consider that honesty or interest have prompted them to be fair and liberal with you, call in your own agent to value the damages with the landlord or his representative. At the same time, there exist others who expect to reap a profit even on the breakages and dilapidations, and *with them you cannot possibly be too wary.* See that the person charged either to take or retake your inventory be accustomed to the work, and if you are not present at the time, it is as well for yourself or a trustworthy servant to verify a few items afterwards, more particularly the bedding, crockery and glass. If you employ an agent, this responsibility rests with him, and the question resolves itself into one of capability; and bear in mind that it is yourself who will have to pay for any negligence or incapacity on his part.

It is almost superfluous to particularize any objects which

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require especial examination, as all damages cannot be too minutely and carefully noted throughout; but fragile articles such as crockery and glass require inspecting piece by piece. Every stain on the bedding should be noted, also the keys that are wanting, and locks that are out of order, cracked window panes, state of the drains, closets, walls, and paint, marble slabs, stained or burnt carpets and hearth rugs; condition of the lamps, curtains, blinds, cooking utensils, and stoves; the fire pan and cover of the cooking stove are very apt to fly, and cannot be repaired for less than about fifteen francs. See also that the furniture is sound, and that it has not been previously broken and glued together again or scratched. Pass under rigid examination every article that is liable and likely to be stained, torn, broken, or in any way damaged. These items form only a portion of the task, but perhaps they may assist your memory in the execution of the same. Many a good housekeeper is better qualified to take an inventory than an old professional hand; and it is one of those tasks of which it can scarcely be said, that too many cooks spoil the dish, and there is a positive advantage in verifying it before signing, unless you have implicit confidence in your agent.

It should not be delegated to a lawyer, as however, well he may be versed in the law on the subject, it is quite out of his practice, and legal acumen will scarcely replace an accustomed eye.

Ten minutes with the person occupied in noting down the defects, will suffice to assure you of his capability.

These observations are rendered necessary by the fact, that taking possession of a furnished house is one thing and giving it up another; and you cannot be more particular about anything (next to your lease) than the inventory; and by so doing, you will be more likely to avoid any subsequent unpleasantness or overcharge. There should be two copies taken and signed, of which the landlord and tenant each hold one.

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CONTRIBUTIONS, OR TAXES.

WHAT TAXES ARE DUE FROM THE TENANT—"CONTRIBUTION PERSONELLE" PAYABLE BY THE LANDLORD—THE TERM "PERSONELLE" MISLEADING TO STRANGERS—FONCIER TAX—THE "GOVERNANTE" IS EXEMPT—NOTICES—WHEN AND WHERE TO PAY—DAYS OF GRACE—THE BELGIAN SYSTEM OF COLLECTING TAXES.

IN taking a furnished house or apartments, you have nothing to do with the Contributions or Taxes, except in respect to your servants, horses and dogs; and take especial care that your agreement does not bind you to pay the "contribution personnelle." This term has frequently misled strangers, as they imagine that it simply implies their own personal liabilities, such as the above, whereas it includes all the taxes:—Window, hearth, furniture, etc., with the exception of the "foncier" or state ground rent; all of which are payable by your landlord, unless you accept the responsibility by your lease or agreement, specifying the same by the term "personnelle," which word is in reality only employed to distinguish between the proprietor's and principal tenant's responsibilities, as instead of taxing one's income, the plan of levying an impost on the furniture, doors, windows, hearths and chimneys is adopted.

It is most important, that you should bear this in mind in accepting any lease or agreement which has been drawn up by your landlord, because some are apt to take an unjust advantage of the ambiguity of the term. Several instances have fallen under our notice where it has been done, and once when an Englishman was the landlord; the tenant, a lady, left the country and refused payment for a time, considering an advantage had been taken of her ignorance of the term

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and of the language in which the lease was worded (a verbal assurance having been given that only the customary taxes were charged): but this English *gentleman* obtained a warrant for her arrest, and she having to appear as witness in an important trial, at Brussels, where her evidence probably saved the life of the prisoner, it was necessary that this affair should be settled, since it might not have been fully understood at the moment, and would have produced an unfavorable impression on the jury.

If you take an unfurnished house, you are of course charged the "personnelle;" the proximate amount of which may be learned from either the landlord or out-going tenant, and the collector will assist you in filling the necessary form. You must see that the landlord does not stipulate for you to pay the "foncier."

This tax differs from the leasehold ground rent in England as it is levied by the state. It is not charged on newly built houses until they have stood seven years. A memorandum is added in the appendix, shewing the amount charged for servants, horses and dogs; these being the taxes for which you are liable, as the temporary occupier of a furnished house or apartment, in the absence of any express stipulation respecting thom. One superior servant, if considered as a "governante" is exempt The term "governante" may be construed as implying a paid managing companion, but has more or less latitude, according to the elasticity of one's conscience.

The custom of collecting the taxes is as follows:—a form is left at your residence the first week in January, which must be filled up, signed, and returned when called for. Another form is also left for your landlord, which concerns him only, unless you have agreed to pay the "personnelle." You have only to give the number of your servants and horses, if you have any; the other questions there asked, do not refer to your position as occupier of a furnished house or apartment. A separate notice

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paper is brought in for dogs, the taxes on which are also given in the appendix.

The "personnelle" taxes for the whole year are due from the principal tenant of the house on the first day of January. The "foncier" is due from the proprietor, and in addition to the state "foncier" tax, a second one is charged by the town authorities; we merely mention this, because the notice papers are all left at the house, and you had better send them to your landlord, in the event of his not occupying any portion of the house; and the sub-tenant or ledger at that date is also responsible for the year's taxes for which he himself is liable. A few days after your return is made, an account is sent of the amount to be paid, which must be appealed against if incorrect, in the manner and within the time there stated. The amount can be paid as soon as you think proper, at the office of the collector of the district, which is also open between the hours of ten and three during the last four days of the week; if not paid by the end of the first quarter a notice is served for which you are charged ten centimes, and by it are invited to do so within five days from that date; half the sum may be paid, if you think proper, and the second half in the autumn, or they may be discharged by 12 monthly instalments. Should you neglect to pay this sum within two or three weeks after receiving this notice (as they do not generally stand on the five days grace only), you will then have another,—or if you are known, they will, perhaps, politely intimate, through the post, that by promptly paying the same into the hands of the collector you will avoid unnecessary expenses; this second notice is couched in much stronger language, condemning you to all sorts of pains and penalties if you do not pay up within the next five days, for this an additional forty centimes is booked to your account; now, if you are still neglectful in attending to them, although the five days grace may be possibly exceeded by as many weeks, the state "huissier" or bailiff, will not fail to call

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and serve you with a citation to appear at court in order to hear that your goods and chattels will be seized and sold by the state to liquidate the amount due to it for the contributions. The cost of this missive is about six or seven francs, but by calling at the office next morning, with the money, you will be only actually mulcted for the cost of the stamp on the summons—some two or three francs. We do not suppose you will give them this opportunity of putting a few francs extra on your contributions, but must remark that this system of tax gathering appears far superior to our own, and prevents any ill feeling towards that unpopular public functionary;—the tax gatherer, more especially, as in England, when he happens to be an unpaid official, who is compelled to undertake the task, or still worse, when he receives a percentage for his pains.

The "contribution foncier" is due to the government from the proprietor, which if neglected to be paid by him may be demanded from the tenant, who again has the power to deduct it from the next payment of rent, or to sue his landlord for the same.

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CERTIFICATE OF DOMICILE.

A CERTIFICATE OF DOMICILE IS NECESSARY, IN ORDER TO OBTAIN BAGGAGE FROM CUSTOM HOUSE—WHERE TO APPLY—PASSPORTS—WHERE DEPOSED—RECLAIM THEM AT ONCE—OTHER PROOFS—REGISTRATION OF FAMILY PARTICULARS—INSCRIPTION AT HOTELS—FINES FOR NEGLECT.

When you have engaged your house or apartments, the next step will be to apply for a "certificate de domicile," without which you cannot obtain your luggage or furniture from the "entrepôt," as the custom-house is here named; there is a little formality attending this at the police court, which is very simple when understood, but rather tiresome when you cannot speak the language, and have no one at hand to tell you how to proceed. In order to obtain this certificate, you must apply at the "Maison Communale," or police court of the commune you intend to inhabit; there, the first thing required is your passport, and although you have been told in England that no passports is necessary, you will in reality find the possession of one will save a great deal of trouble, as the "commissaire" will tell you at once, *that it is necessary*; this they take possession of to dispose at either the Hotel de Ville, or at the Foreign Office, until you leave the country, or claim the same to travel elsewhere, when they will return it on application; it is better to request that it may be returned as soon as possible, you will then get it in the course of a few days, by calling at the bureau.

If you have no passport, they will expect your card, and probably ask whether you have papers or letters of any des-

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cription about you, in order to prove your identity. It is advisable to be accompanied by your agent, or a friend who is known to them, as, unless you have a passport, they will hesitate to give you a certificate of domicile, and some delay in obtaining your luggage will be the result. Great importance is attached by the authorities to this form—and justly so—as it prevents anyone who might be acquainted with the number, and partial contents of your portmanteaus, from obtaining fraudulent possession of them. Your identity being established, they will proceed to register what will appear to you very trivial particulars:—your age, condition of life, where born, and last residence, and if married, when, where, and the maiden-name of your wife; about your father and mother, your wife's father and mother, and the maiden-name of those ladies; your childrens' names, ages, and where born, &c.

We mention these particulars so that you may be prepared with the necessary notes of the same, and be able to get through the formalities quickly, as it would be rather difficult for some persons to carry all their family genealogy at their fingers' ends. It may appear very trivial, but there is no alternative, the rules of the continental police in this matter, are doubtless to an Englishman incomprehensible, but it is the custom here in every commune, and the commissaire acts only according to directions prescribed to him by the laws of the country. This is not necessary when you are staying at an hotel, the only form then exacted being your inscription in the police book, which is presented on your arrival there; but the moment you become a resident in a private house, you must register yourself and family at the "bureau de police," and if this is not done within a few days, you are liable to be summoned before the "Juge de Paix," who has the power to inflict a fine for the neglect; the landlord is equally responsible with yourself for this being duly attended to.

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CUSTOM HOUSE FORMALITIES.

CIRCUMLOCUTION — CERTIFICATE OF DOMICILE NECESSARY — FARO — ENTREPÔT — CHARGES FOR CARRIAGE — NOTICE OF ARRIVAL OF GOODS — EXEMPTION FROM DUTIES ACCORDED TO NEW COMERS — REQUISITION — PERIOD ALLOWED — VALUE OF THIS CONCESSION — PREVIOUS USE — MACHINERY — WINES AND EXCISE ARTICLES — OFFICE HOURS — FORMALITIES — EXAMINATION — FEES — CARTAGE.

In order to pass your luggage, furniture, plate, linen, &c., through the custom-house, the following observations, the result of some years' experience, will, we trust, enable you you to save time, trouble, and unnecessary expense; and to a stranger just arriving in the country, the circumlocution offices of a Belgian custom-house are the most bewildering; the checks and counter-checks, the signatures, and counter-signatures from say office No. 11 to No. 19, back again, to No. 11, then to half a dozen others, from one office to another (*ad infinitum*), then to your police division for a certificate of domicile, if you have neglected to procure one (and that in all probability is at the other end of the town), unless, perhaps, we have saved you that journey, otherwise when you come back, ten chances to one, but that the office is closed, as government officials here, as elsewhere, make short days. If you are already furnished with your certificate of domicile, you may take comfort, for you can then show that you are in reality the "Simon Pure"—the very man who owns the baggage, and of that fact they will not feel satisfied without the signed authority of one of their own "Commissaires de Police" which the certificate gives them.

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To return to the office, No. 19, again—this time with the certificate de domicile, from thence to No. 20, then, perhaps, Mons. le Chef of this department, or that pigeon-hole apparatus has just slipped out to take his lunch, a light and frugal repast, with a glass of faro—the magic faro; oh! ye gentlemen of Somerset House, revelling, at mid-day, in the Strand, on Oysters and Guinness' foaming XX, when ye next visit the "tir national," just try this beloved national beverage which fills Belgian brothers' hearts with delight, and his mouth with water; what is Scotch or Bitter to him in comparison? your first draught will probably cause a spasmodic contraction of certain facial muscles, with a relative expansion of others, and an impression that they have made a mistake and drawn from the vinegar cask, instead of the beer barrel. That bright colored, transparent acid liquor is, nevertheless, veritable faro. It is rare for an Englishman to venture on a second draught, as the first amply satisfies his curiosity, if not his thirst, and he leaves, having gained some slight addition to whatever previous knowledge he may have possessed of the luxuries of the country. Finding, then, to your unmitigated disgust, Mons. le Chef not yet returned, you conclude that you have had enough of it for one day, and you leave a second charge for the morrow, and you may deem yourself lucky if you see your own property out of their legal clutches the next following. Mons. the Chef of the other Chefs who sits upstairs, and whose important signature is necessary to redeem your property, requires a day's deliberation before according it. One cannot but conclude that all their counter-checking and counter-signing, shows a great want of confidence in their own employees. However, we have passed through it so often, as to be really assured that patience is undoubtedly the most sustaining virtue under custom-house tribulations. So in order to save you as much of this harassing work as possible, and that at a time, perhaps, when there is a fidgetty outcry at home for linen, and all the numerous et-ceteras

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which always accompany you in your peregrinations; first of all register yourself at the police court, as directed at page 60 in order to obtain a certificate of domicile: it should be observed in passing, that this registration is only necessary in the event of your being about to reside in the country, and not if you happen to be at an hotel, or on a visit; whatever luggage or other articles you may receive through the custom-house, in that case may be cleared without the certificate, and will be subject to the usual duties, if liable, without the privilege of exemption, which is accorded to new residents (as will be shortly explained.) Then proceed early in the morning to the entrepôt at the bottom of the town, it is by the canal, a little below the Antwerp Station, or, more properly speaking, the "Station du Nord," possibly the one that you have arrived at. It saves trouble to place yourself in a respectable agent's hands to assist you, otherwise proceed to the building on the left hand, and, and in the first office on the right hand side, in this suite of buildings, you have to pay the amount stated on the notice received from the post office, which is sent you on the arrival of the goods; this amount includes all expenses attending its transit to Brussels, this, and fifty centimes for the declaration, finishes your duties in that office; you must then send in a requisition on stamped paper (an ordinary forty-five centime stamp, which may be obtained at one of the stamp offices), to the Chef des Douanes, detailing the full number of packages, describing the same, and giving a general inventory of their contents, requesting also a "*permit d'entre.*" This is returned the next day on application, according the same free of duties. This permission is only granted within six weeks of your arrival, after which period, your goods are subjected to the ordinary duties, the tariff of which is appended to this book. It is, therefore, advisable to have all your goods sent in one lot, and it is then cleared without extra trouble; this formality, although troublesome (and should be delegated to

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an agent who understands it) is really an important concession, as you may bring a house of furniture if you think proper, carriages, plate, linen, &c., all free of duty, in place of paying about ten per cent. on the value, it must all have been in previous use, and the plate ought to be marked; wines or excise articles are not exempt. We have known sewing machines pass, but any kind of machinery is liable to be charged. The request for the permission must be sent in before twelve o'clock in the day, to insure its return the day following; you will have to encounter a few other formalities at the different offices—all in the same building. The goods will be slightly scanned by the examiners, and the best plan is to give them the keys unreservedly, and on the payment of a few francs, as fees for the examination, about twenty-five centimes per package, and a few centimes extra for the sortie—these being fixed charges,and not extorted by the porter—your luggage is then at your own disposal, but must be removed before three o'clock in the afternoon, otherwise the gates are closed until the next day. You will find plenty of carriers close by who will cart them at once to your house at a moderate rate, the amount of which it is as well to stipulate on beforehand.

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BELGIAN SERVANTS.

GENERAL REPUTATION—SEASON SERVANTS—OLD SERVANTS—A BRIGH SIDE—MANAGEMENT—CHARACTERS.

ONE regrets not to hear a very high opinion of the Belgian servants, on the whole; no families in the world, perhaps, are better served than the Belgians by their native servants as a general rule, and few are more dissatisfied with them than some of the English new comers, by whom they are too well treated and spoiled, and after having once served in an English family they experience a difficulty in being taken by any other. This may be easily accounted for;—families spending only a season in Brussels seldom give themselves much trouble or concern respecting servants, beyond the immediate requirements of the hour, and, in mistaken kindness, they are frequently allowed too much liberty; anticipating, also, to remain but a short time in the service, you can scarcely expect to have the best choice, and most of the applicants are, in consequence, only *season servants*; you must, therefore, dismiss from your mind the possibility of replacing those ancient retainers at home, who have been trained to your own ways, by a class here who have witnessed the arrival and departure of a dozen seasons with their migratory visitors; and without casting any reflection on them as a body, for it is the same in similar places in England and elsewhere; it is necessary for you also to be prepared for the season, and learn in time that it is not the friends of yore you have to depend on, but chameleons of various hues who shape their colours to their own advantage; the old primitive servitor has, in fact, departed; things are not as they ussd to be, our potatoes are diseased, grapes blighted, cattle die, the general murrain has not left our household unscathed; aprons are supported by crinolines and chignons are more important than caps. There must be a scale and grade in society, but this is sometimes, at present, hard to maintain, and if servants are

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necessarily servitors, they are not slow at attempting to shine in their own sphere; far more so, be it mentioned, in England than in Belgium, as in the latter, their dress is certainly more in keeping with their duties. In England, one sees the grey haired housekeeper, the jovial old butler, and prim lady's maid, but these are not institutions which spring up in a season, and in spite of the per centage system they have grown old in their master's service and good graces, and are part and parcel of the family whose wants and wishes they minister to. Even to the small householder, whose wants are met by a "maid-of-all-work," and whose very greengrocer is a model of civility, one must feel at times that they do not manage these things better abroad.

There is, nevertheless, a bright side even with Belgian servants; they have strong constitutions, are hard and constant workers, early risers and frugal livers; want a little looking after in many minor things, but when there is work to be done, of whatever nature, will do it, equipped in short petticoats and wooden shoes, taking an especial delight in the use of water, washing every place down as regularly as the ebb and flow of the tide. In our opinion, seeing how well and faithfully all the English families, who have resided any length of time in the country, are served, it is more a question as to whether their employers fully understand the management necessary to develop their good qualities, and keep their faults in abeyance. Take as much care here in ascertaining their characters beforehand as you do at home, and be very wary in engaging those specious old stagers who have families to keep at home, for few of them would hesitate to represent their circumstances as tallying with your wishes, and know beforehand exactly the sort of servant an English family stands in need of, and how to use the place to their own benefit. But let the worst Belgian servant perceive that their employers are shrewd as well as kind and liberal and there will not be much to complain of.

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SERVANTS' WAGES.—EXTRAS.

WAGES OF COOKS, HOUSEMAIDS, AND MEN SERVANTS—BOARD—BEER—WASHING—APRONS—COOKING—NOTICE TO LEAVE—LEAVING WITHOUT NOTICE.

THE wages of good cooks are about 35 to 40 francs per month; housemaids, 20 to 30 francs, and men servants, 40 to 60 francs per month. These latter are here very useful in a house, and will do any kind of work.

They expect to be allowed, at least, a half-pound each of coffee and butter, plenty of milk, but not much sugar per week. In Belgian houses they are allowed these articles, and beer *ad libitum*, but the wages given are less. They are not so fond of meat, nor very particular about the joints, their favourite dishes being the least expensive, such as "bouilli" They like plenty of coffee, soup, "tartines," (bread and butter) and common beer, all of which it is advisable to let them have a sufficiency—although it may be more than English servants are accustomed to receive—as these are their chief wants. The beer and washing may be left to their own providing, by giving them about five francs per month extra.. The table beer, "bière de mars," or "bière de menage" costs fourteen centimes per litre (about 1½d. per quart.)

It is usual to furnish them with aprons on entering, to be given up on leaving their service.

The cooks are clever in preparing dinners, composed of foreign dishes, but if you wish plain joints cooked in the English style, and pudding instead of the confectioners pastry, it is advisable to engage one who has previously lived in an English family. They are, one and all, extravagant in that expensive item—butter.

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Servants are usually hired and paid by the month, and they are entitled to fifteen days' notice to leave. They, being on their part, also required to give similar notice. Now, here is a difficulty: you, on your side, cannot discharge a servant at a short notice without a valid reason, whereas they will not hesitate to take themselves off at any moment. You can bring an action for *dommages interets* if they do so, which may be awarded, but will certainly never be paid. Again we believe they may leave at once if a near relation is ill, and we have often heard them make the excuse that a mother was lying dangerously ill on some queer dyke in Holland. Of course they only tell these tales to the "Marines," but it is difficult for any one to meet them.

SERVANTS' "LIVRETS."

Police regulations respecting servants.

Servants on first entering into service are furnished with "livrets," by the police authorities. These are little books, in which are entered their birth place, age, description, etc. It is very necessary to insist on this book being produced no their entering your service, which they must have had *signed* by the commissaire de police, and you retain possession of the same, until they leave, when it is *your* duty to send it to the Hotel de Ville, stating the date they do so. In addition to your being liable to a small fine by not complying with this rule, it is a great check on them, and brings them more under the control of the proper authorities. It is not required for a char-woman, or servant engaged by the day, to have a "livret," and the indifferent ones will ignore the regulation altogether if you allow them.

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ENGLISH SERVANTS.

THE QUESTION OF BRINGING ENGLISH SERVANTS WITH YOU—THEIR CHARACTER AND POSITION AT HOME—INCONVENIENCES—HOUSEKEEPERS—NURSES—A COMPLETE ENGLISH HOUSEHOLD.

RESPECTING the advisability of bringing over English servants, one must be guided entirely by the position they occupy in your household at home—their characters and trustworthiness. By bringing new servants you run the risk of incurring their travelling expenses without being sure that they will remain with you; as coming abroad, however pleasant they may imagine the change to be, has many more inconveniences for them than for yourself. You will find society in your sphere, which they will have but little opportunity of doing in theirs, and that alone may possibly make them discontented and unwilling to remain. In addition to their loneliness and ignorance of the language—which they are sure to feel at first, unless there are several of them together—there is less comfort in most foreign kitchens and servants bedrooms than at home. Should you possess a really good servant, who will study and look after your interests, by no means leave such a treasure behind, because she would be invaluable, both for your comfort and purse, more particularly if she speak a little French. In this case it is worth your while to make arrangements for her comfort also, and meet her sacrifice of home in this and other ways. Such a one would be a great check on the foreign servants, saving you considerable trouble, and not a little wasteful expenditure, always providing that she is capable and likely to be willing to undertake the duties of supervision. An English nurse maid is also better qualified for the care and management of children, unless you can meet with a good German girl, of whom there are many at Brussels, who, generally speaking, make good servants, and are tolerably well educated, which is

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no slight advantage, children so readily becoming acquainted with the language of their attendants. It is not advisable to bring any others, unless you prefer your household to be composed entirely of your old English servants, which is a very convenient plan to adopt, when the extra expense it entails is not an important question.

ATTENDANCE AND SERVICE.

FOR SMALL FAMILIES — PLATE AND LINEN GIVEN — CHARACTER OF LANDLADY.

IN some apartments attendance is given at a very moderate rate, and when the family is small, it is much better to take an apartment where such is obtainable, as it will be found more economical, and entails less trouble than engaging servants on your own account. In these apartments linen and plate is also usually at your disposal, without any material difference in the charges. It is not advisable to engage attendance, unless the people are accustomed to give it, and can be recommended for their attention, honesty, and civility. A good plain housekeeper can serve you much better, and be also, at the same time, well repaid for her services at considerably less expense than you can undertake the same on your own account. Some you may trust to market for you, but it is hardly necessary to remark that before making an arrangement of this description for any length of time, you ought to be fully satisfied of the respectability and honesty of the people you engage with. Neither does this plan answer well, unless the landlady is a person who takes the duties entirely under her own management, and assists her servants with the work, otherwise it is next to impossible for it to answer satisfactorily; and when undertaken by people in a superior position, or with other duties to fulfil, which they deem more important, you will not receive a fair return for your money.

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PRICES AND QUALITY OF PROVISIONS.

GENERAL INCREASE IN COST OF LIVING—BREAD, MEAT, AND COLONIAL PRODUCE AT BRUSSELS—BUTCHERS' CUSTOMS—WEIGHTS AND MONIES COMPARED WITH OUR OWN—QUALITY OF BEEF, MUTTON, VEAL AND PORK—FRENCH COOKING SUITS THE BUTCHER—CUTTING UP—BIFSTECKS—CALF'S HEAD—GROCERY—VEGETABLES—FRUIT—FLOWERS—COVERED MARKET—MARKET ON PETIT SABLON—MARKET DAYS—FISH—POULTRY—GAME—BARGAINING—BUTTER—MILK—EGGS—PASTRY.

ONE of the first questions which a stranger coming to reside here naturally asks, relates to the above very important items, and with regard to prices, it would have been met some ten years ago with a very easy and satisfactory reply; but the conclusion that every one must draw at the present moment is, that owing to causes which a political economist can best determine, it is now very difficult to find a nook or corner in any civilised land, where the necessaries of life have not immensely increased in value.

Families deriving small incomes from fixed sources have certainly been at a disadvantage in this rapid increase of wealth, and were excusable for risking their disposable capital in those speculative undertakings; many of which have so suddenly collapsed. One cannot now economise so easily on the continent, certainly not in places which afford any other important inducements; and we are afraid, that we cannot offer any particular encouragement to those families, who expect to find a very material difference in the cost of three important necessaries—Bread, Meat, and Colonial produce at Brussels; although we think that the prices of the above do not vary so much, or so frequently as in England, yet we are simply hazarding our own opinion and can only speak here in general terms of their average cost, as being some what lower in the former;—at least ten per cent.

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The table appended may afford a sufficient criterion for the moment, but prices will naturally fluctuate to a certain extent, according to the laws of supply and demand, and their relative existence at any given period.

To return to details, we find that bread, one of the principal items, scarcely differs either in quality or price, whether purchased in England or in Belgium. It is light, and we may say unadulterated; many think it superior here to the average quality retailed in the former. The *pistolet*, made up with milk, costing four centimes, replaces the French roll for the breakfast-table, and is a very popular and convenient little pat of a loaf. Bread varies slightly in price as charged at the different establishments which is duly published by the town authorities, thereby checking any great divergency in the same. We consider meat to be cheaper, and the plan in vogue by the Belgium butchers is to weigh out the whole carcase at one uniform charge, with the exception of the leg of mutton and the "filet" or inner cut of the sirloin of beef. Thus prime joints carry a bone for soup, or a less profitable or cheaper portion is weighed with them; and as the natives cannot dispense with their soup, it is to be presumed that they approve of this, otherwise to many, inconvenient system.

It must be remembered that the half kilo or Belgian pound represents an ounce and a half more than our English pound weight. Then again, there is a fractional difference in our habitual custom of comparing the monies of the two countries. When one is told that meat is charged 80 centimes per pound, it is hastily considered at the rate of eight-pence English; whereas, one gets in the first place about ten per cent. more in weight and an additional four per cent. in money, by the difference existing between eighty centimes and eight-pence and the English pound and Belgian half kilo. A franc does not represent ten-pence of our money as usually computed, but only a fraction more than nine-pence half-penny. There is an important difference of fourteen per cent, in comparing Belgian weights and prices with

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the English standard, for the same in favour of the former. Beef or mutton are usually sold at the same rate; veal is occasionally a little dearer. Lamb, when it comes in season, is sold at so much per quarter without weighing, and pork is less plentiful and dearer than other meat, at least in Brussels; in the country it appears not so scarce, but is there large and fat. This is the most inferior quality of meat supplied here.

The quality of the meat is not equal, as may be readily supposed, to the English produce, with the exception of veal, which is really superior to that found in any other market. The graziers here have not followed the judicious example set by England in improving their breed of cattle to any perceptible extent; and their indigenous bovine race possesses very different qualities to our famous Short Horns. Their beasts make, nevertheless, capital milchers, and the produce of their dairies is excellent, that is to say, the milk and butter; but all the best cheese comes from England, for they do not attempt to rival our best qualities. Mutton is smaller, resembling our Scotch meat in some degree, but not equal to it in quality. The beef supplied here is generally speaking good; yet one must be a judge of it in order to make his purchases to advantage. We consider that a good deal of it is either too young, or too old, and cannot be compared with an average supply of the "roast beef of old England;" it is therefore necessary to take your supplies from a first-class shop. The meat in Belgium is, perhaps, superior (we believe it is) to that of any other continental kingdom; at the same time our South-downs and Durhams admit of no competitors in the comparison of quality. But the extent of the export trade of meat to England from Holland and Belgium, (the quality of beef in the two latter countries we assume to be identical,) is very considerable; and we recently heard a metropolitan salesman, extensively engaged in this trade, speak very highly of the consignments from those countries; still, we consider that Belgian beef bought indiscriminately, to be appreciated, must be cooked "à

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la francaise"—cooking which defies any test of quality. There is but little difference in dividing the joints, from what we are accustomed to see, unless it be in their peculiar aptitude for cutting bifstecks—(we give the word in the most approved continental orthography, though it may be found written in fifty other different ways)—from every imaginable quarter except the rump, tail and horns. It may be as well mentioned that, that exquisite delicacy to many, the calf's head, is usually sold in a par-boiled state, the cleanly condition of which the writer does not guarantee, but it may be obtained in the more convenient condition as sold in England, by ordering it in advance.

Colonial produce and grocery stores in general are cheaper, with the exception of sugar, which is still heavily taxed; the same with salt. Coffee is excellent and lower priced. A large trade is carried on throughout the kingdom in Italian goods. Biscuits, preserves, pickles of British manufacture being highly prized by the Belgians, and when sugar does not enter into their composition may be purchased at home-rates. Sugared compounds pay three pence per Belgian pound duty on entry. The tea supplied here comes through the Dutch market and is not generally acceptable to English palates.

Vegetables and fruit are excellent, and are also very much cheaper than in English towns. The covered market in the Rue de la Madelaine offers on market days a really charming sight, well worth an occasional visit to any one, for there is generally exhibited a display of bouquets, fruits, vegetables, poultry and game profuse in quantity and unexceptionable in beauty and quality. An early market is held on the Grande Place for vegetables and fruit, where it is sold in wholesale quantities; but on the Petit Sablon any supply of fruit, vegetables, eggs and butter may be bought on more reasonable terms than under the covered market. This is, the best market to make your provision of such stores, and is where the

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careful Belgian housekeeper invariably attends. It commences early and closes punctually at mid-day. The covered market is open until three o'clock. Friday is the best market day for all kinds of provisions, with the exception of meat, of which there is a better choice on Saturdays.

The fish market is at the lower end of the town, but the supply is very limited on all days, with the exception of Thursdays and Fridays, more especially the latter. Fish is considerably dearer here on the average than in England; more particularly some of our most favorite dishes—such as salmon, turbot, soles, and mackerel. Salmon and mackerel are in fact too dear, and the supply too scanty to render them often obtainable.

The poultry is famous, there being an abundant supply quite equal to the great continuous demand, and is unexceptionable in quality; the prices for the same vary considerably, and are cent. per cent. higher than they used to be some few years back when few countries were so well provided in this article. Game does not call for any especial remarks, beyond mentioning that a great variety is usually exhibited, of which hares and snipes appear the cheapest. Ostend rabbits are naturally enough very plentiful, and are sold at so much apiece instead of by weight as in England. The wild rabbits are very small. 'Grives' or common thrush make a favorite side-dish in Belgian dinners, and are in common with numerous other varieties of little birds exhibited in profuseness. Great quantities of Pigeons are sold here and are generally speaking very cheap and invariably of good quality. Purchasers find it to their advantage to cheapen the prices usually asked for all articles.

In conclusion — butter, milk and eggs—three very useful items are reasonable in price, and for freshness and quality are nowhere surpassed. Pastry shops are very numerous, and the articles supplied therefrom are in every way superior to the English ones and at much lower prices. Our produce in this department is here, in fact, a standing joke.

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WINES AND SPIRITS.

ESTIMATION OF FRENCH WINES IN BELGIUM — AVERAGE SUPERIOR QUALITY OF THE WINES SUPPLIED HERE—SPIRITS—LIQUEURS.

WINE is a necessity in Belgium to all above the working classes, and to the latter it is not such an unattainable luxury as many n England in a better position than they have so long been accustomed to regard it. French wines are the most popular :— Claret, Burgundy, and Champagne. A great saving is effected in this item, and at the same time, one secures a far superior article, as it is an unquestionable fact, that although some of the best produce is shipped to England an immense quantity of inferior also finds its way there. An important reason why French wines are not in more general use there : and then to render them acceptable a mistaken notion exists that they must be " loaded" in order to meet the English taste.

Spirits are still lightly taxed, although the Excise dues have been recently increased some 50 per cent.; but the native distilleries send out strong, and we may add raw acrid compounds not all suited to the English palate, with the exception of cordials or liqueurs in the fabrication of which they are renowned, and a considerable export trade is carried on in them.

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CLOTHING.

Dearer here than in England—Superiority of the English manufactured goods—Competition less marked—The Ladies' "toilettes"—Tailors' workmanship.

This is considered to be dearer here than in England, for although Belgian manufacturers have, of late, made rapid strides, they are still far behind their English competitors in the quality, style, and variety of their produce in this department, more especially for the cheaper articles, consequently there is a considerable quantity imported, although subject to a heavy *ad valorem* duty.

The greater demand which exists for English manufactured goods, their markets being diffused through every quarter of the globe; the superiority of English machinery, skilled labour, and larger capital generally employed, have hitherto allowed most of their textile products to bear a favourable comparison with those of Belgium, even with the lower rate of wages and the protective duties of the latter country, against which they have to contend. Again, competition in the retail trade is not nearly so marked here, which has no inconsiderable effect in keeping up prices.

Judging from their "toilettes" a much higher standard of taste is displayed by the ladies' "confectioners" in making up, than by the gentlemen's tailors. The former successfully following the Parisian fashions, whereas the style of an English gentleman's attire is quite as marked, it being seldom equalled and never surpassed abroad; we do not, of course, allude to the get up of those gents "en voyage," who, immediately they quit their native soil, think it necessary to doff the sober habiliments there in vogue for the imaginary indispensables of a tourist, confirming our foreign friends in their preconceived opinions that we are a very "drole" people, the greatness of whose nation and name suffices to substitute astonishment for ridicule.

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WASHING.

REASONABLE CHARGES IN BELGIUM—PER DOZEN — BLEACHING — A CRITERION OF CHARGES BY THE PIECE.

A CONSIDERABLE saving is effected here in this item, but it is as well to make an arrangement with the laundress, and to require a fixed scale of charges to be given for all articles. One franc per dozen will include the greater portion sent to her, and such as cannot be comprised at that rate will be counted at a reasonable extra charge, which ought to be found much lower than in English towns. The linen is returned beautifully white, but too frequently at the cost of its texture owing to the destructive process of bleaching employed here, and which is occasionally carried too far. The following prices are given to us by a respectable laundress, who is employed by many English families, as being the ordinary charges made for such articles when washed by the piece, which may serve as some criterion :—

	fr.	c.
Robes	1	0
Chemises d'homme	0	25
Idem de nuit pliée	0	25
Idem de femme	0	15
Cols	0	5
Mouchoir	0	5
Jupon	0	30
Gilet	0	30
Chemisette	0	10
Manche	0	10
Manchette	0	10
Nappe	0	25
Serviette	0	6
Essuiemains	0	5
Bas	0	6
Draps de lits	0	30

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COAL.

THE BEST SOURCE—QUALITY—IMPORTATION OF ENGLISH COAL—PRICES OF COAL AT BRUSSELS—EQUIVALENT WEIGHT OF AN ENGLISH TON IN KILOGRAMMES.

COAL is found plentifully in many districts in Belgium; that from the neighbourhood of Charleroi is considered the best for household purposes, of which the "mariémont" is the most celebrated. Belgian coal is perhaps slightly inferior to the English, taking the average quality of the produce. The latter is brought to Ostend, and, occasionally, to Antwerp, but not often to Brussels. It is admitted free of duty, and as there is but little difference in the rate of carriage—whether by water from the north of England, or by land from the Belgian mines—this would probably account for its being partially employed at Ostend and Bruges, as those towns are some distance from such inland districts.

The prices per 1,000 kilos, at Brussels, for the best native coal, delivered into the cellar, are:—

		fr.	c.
Gros Charbon (large pieces) - - - -	about	33	0
Gaillettes (sifted) - - - - - - - -	,,	28	0
Tout Venant (as it comes) - - -	,,	22	50

1,015 kilos 300 grammes represent the equivalent weight of an English ton; 1,000 kilos is nearly 34lbs. less; 1,000 kilos equal 19 cwt. 76½ lbs.

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EXCHANGE.

EXCHANGE GENERALLY IN FAVOUR OF ENGLAND—DRAFTS ON LONDON — GOLD — BANK OF ENGLAND NOTES—COUNTRY CHEQUES—SILVER.

THE rate of exchange is generally in the favour of England, and as the buyer here has to pay, on an average, about one per cent. additional for the same, the exact rate depending on the existing state of supply and demand; and after allowing the banker a fair profit, say, of one-and-a-half per cent., the English visitor may nearly always dispose of his remittances to some advantage. Cheques on a London bank, when the drawer is known, is an advantageous method of obtaining supplies, as it entails no trouble on himself, and they are equally as convenient to commercial men having business relations with England. Gold is less required than paper money, and a difference of five centimes per sovereign exists in favour of drafts, Bank of England notes, and other circulating securities. Country cheques and silver are only usually taken at par, however favourable the rate of Exchange may happen to be.

CARRIAGE HIRE.

CHARGES—STYLE—TARIFF.

CARRIAGES may be hired at rates which contrast advantageously with he charge of a London job-master. A carriage and pair costs about three francs fifty centimes per hour (an engagement for not less than two hours required). The turn out from a first-class stable is very creditable, the carriages being light and handsome; coachmen in clean and becoming liveries, and the horses well conditioned, useful animals, if inferior in point of

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breed and speed to those of private gentlemen. On the whole, the distinctive stamp which generally marks the hired conveyance, is, as much as possible, avoided. The following tariff is given by one of the best establishments in Brussels :—

Service de la Ville à Deux Chevaux.

	fr.	c.
Berlines pour mariage, de - - - -	10 à 25	0
Voitures de deuil - - - - - -	10 à 12	0
Id. pour baptêmes - - - -	6 à 10	0
Id. à l'heure (la taxe n'est pas moins de deux heures - - - - -	3	0
Conduire et reprendre avant minuit - -	6	0
Course après minuit - - - - - -	10	0
Simple course, en ville ou à une station -	3	0
La Journée - - - - - - -	20	0
A l'heure aux Bois de la Cambre, id aux Boulevards - - - - - - - -	4	0

Abonnements au mois à 275 francs et au-dessus.

Service Hors Ville.

La journée - - - - - - - - -	25	0
Boitsfort, la journée - - - - - -	20	0
Id. la demi-journée - - - - -	15	0
Groenendael - - - - - - - -	25	0
Tervueren - - - - - - - - -	20	0
Waterloo - - - - - - - - -	25	0

Service à Un Cheval.

Course en ville où à une station - - -	1	50
A l'heure - - - - - - - - -	2	0
Conduire et reprendre avant minuit - -	4	0
Course après minuit - - - - - -	6	0
La journée, en ville - - - - - -	15	0
La demi-journée - - - - - -	8	0
La journée hors ville - - - - - -	18	0
La demi-journée - - - - - -	10	0
A l'heure hors ville ou au Boulevard - -	3	0

N.B.—Coupons d'abonnements à prix réduits.

La journée se compose de sept heures. Tous frais et pour boire des cochers non compris.

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HOTELS.

THE ACCOMMODATIN IS GOOD—VARIETY OF THEM—CANNOT FAIL TO MEET THE WISHES OF EVERY CLASS.

AT Brussels most of the hotels are good, and excepting a few weeks in the height of the summer season during which time they are often inundated with travellers proceeding to various parts of the continent, the accommodation is ample, exceedingly satisfactory, and agreeable in every respect. Every one has his own opinion as to what constitutes a good hotel, and it may be confidently stated that at Brussels there is such a variety, that they cannot fail to meet the wishes of every class, with respect to situation, comfort and terms; but we think it would not be advisable to recommend here any particular one to the notice of our readers, as they will experience no difficulty in obtaining further information respecting these establishments.

PRIVATE HOTELS.

MAY BE CLASSED WITH BOARDING HOUSES — CONTAIN MORE ROOMS "EN SUITE" THAN THE GENERALITY OF APARTMENTS IN PRIVATE HOUSES.

THESE are really first-class boarding houses from which they only differ in name, with the exception that you may in some, hire the apartment with service and attendance only; leaving you free to cater for yourself. One may obtain very handsome apartments in these houses, but must pay a higher rent than for equal accommodation in a private house. The principal advantage attending them is that you are not necessarily obliged to bind yourself to stay for any length of time, and more rooms may be obtained in them "en suite." There are very few private apartments in Brussels which are obtainable in flats, as at

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Paris: the several floors here consisting of three or four rooms only, and if a larger number is particularly required, it is necessary to apply to either a Public or Private Hotel. Many of the former are equally as private during the winter season, and not more expensive when board is required, which their proprietors exact.

BOARDING HOUSES.

Character of the boarding houses at Brussels.

Although a great antipathy exists against the very name of boarding house, there are a few at Brussels which offer some advantages over the public hotels; more particularly as you may also arrange to dine in your own private apartment at very little extra expense. Some houses are so small that one family will monopolise the whole accommodation, in which case, they need not fear encountering all sorts of people "en famille," which is the usual unpleasant necessity when living in a boarding house.

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RESTAURANTS, TRAITEURS.

CHARACTER OF THE BELGIAN DINING ROOMS — CHARGES — DINNERS SENT IN.

THE "Cuisine Belge" is excellent, and there are many Hotels and Restaurants here which enjoy a European fame for good dinners. Nearly all are first-class, and a list of the principal ones will be appended. Ladies may with the greatest propriety dine at a Restaurant; such being a common practice on the continent, and the company is invariably polite, respectable, and decorous. The usual charge for dinner, at a first-class Restaurant, commences at two francs and a half; beyond which sum you can fix your own price, and be served accordingly. At ordinary ones the charges are proportionately lower. At the best hotels, the table d'hote is four francs, Their breakfasts and dinners are all cooked and served in the French manner. For a good steak or chop one must go to an English tavern.

When one is living in a furnished apartment, it is often found a convenient plan, to have dinners sent in from a "traiteur," and one will be easily found near you in any part of the town who will provide them, from a franc each person. For a small family on a short visit, this plan is well worth trying when they find a traiteur whose catering can be recommended.

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EDUCATION.

THE POSITION ATTAINED BY BRUSSELS AS AN EDUCATIONAL CITY—STATE AID—NATIONAL ARTISTIC TASTE—THE "CONSERVATOIRE" OR ACADEMY OF MUSIC—THE DIRECTOR—TUITION GRATUITOUS TO BELGIANS—FEES CHARGED TO FOREIGNERS—"THE CONCOURS"—ANCIENT AND MODERN MASTERS—PROFESSORS' FEES—PURE FRENCH—SCHOOLS—BELGIAN—ENGLISH—SPECIAL CLASSES—RULES OF THE "CONSERVATOIRE."

FEW places enjoy such an extended reputation for the number and first-class character of its educational establishments as Brussels; and we consider that the advantages afforded here for the purpose of tuition are unequalled by any other place on the continent. We presume that we are addressing a class far better qualified than ourselves to form a correct estimate of the value of some portion of their children's education being undertaken abroad, but a few words on the subject may be required of us.

The position attained by Brussels as the city "par excellence" for education, setting aside its central position and proximity to England, in a great measure is due to the proficiency and character of its professors and masters. This proficiency is acquired through the fostering aid which is granted them by the State, for it is here held of the most paramount importance that every child should receive a certain amount of instruction, which being accomplished, those who are desirous of acquiring further knowledge, or wish to make tuition their profession, receive every encouragement and facilities for the purpose. The love of the fine arts is inherent in the national character, which is also modest and unambitious. Masters are consequently met with who enjoy a reputation as savants and artists in their respective vocations of no mean celebrity. Take for instance the "Conservatoire" or Academy of Music. Its professors are

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all of the highest class, and it is presided over by Fetis, who is known to be unrivalled in scientific Musical knowledge. Here several hundred pupils are educated at the public expense; a certain amount of half yearly progress being the only condition required of them; and strangers are admitted to participate in its privileges by an annual payment of two hundred francs. Such a complete musical training must have an important influence in furnishing masters, and in preserving a high standard of musical excellence in the country and a like proficiency as is thereby secured, can only be obtained in England by the most expensive processes. Let the results be witnessed by a visit to the annual "Concours" or public examination of the pupils trained at the "*conservatoire*" who compete for medals and other distinctions. This examination in the various musical subjects, and the distribution of Prizes to the successful aspirants, takes place the last week in the month of July, in the Ball-room of the Palais Ducal; it is free to the public, and we know of no more instructive and interesting sight to the visitor. Let him then compare it with that of our own London Royal Academy of Music, with its costly fees and puny results.

Again, in another branch of the fine arts, the Belgium School of Painting may be said to hold one of the highest positions. Her modern masters, with suchas Leys, Gallais, Verbockhoven, Dillon, Slingenheyer are not unworthy successors of Rubens, Vandyke, and that galaxy of talented men whose works constituted the distinctive mark of the Flemish Gallery. Whether we take music, painting, sculpture, or any of the Arts and Sciences, one is struck by the high standard of excellence here achieved and maintained by successive generations, the reputation of which is universal. Where so many strive for perfection, their example is emulated by recruits from the ranks of other nations and the *locale* is a favoured resort with tutors of every department of education;

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the cost of this latter at Brussels is consequently as advantageous to visiters as its high class character is incontestable.

The fees for the various masters sought after, naturally depend on the proficiency of the pupil and their own standing and acquirements. As some approximate sum may be requested, we can only give the average as being from three to ten francs. The services of excellent professors are then secured, and we may assume them to be of equal value with the lessons bestowed for a guinea in England, setting aside the difficulty of finding them congregated in such a narrow radius there, as is the case at Brussels.

A thorough English education finished abroad is perhaps the best that can be given, as the accomplishments to be attained by such a course can scarcely be overrated at the present day. A child going abroad at an early age readily masters the pronunciation, accent, and idiom of the language of the people he is cast amongst, but we scarcely hold with an exclusively foreign education being given, and unless the object be solely to acquire the language of the country, an English school here is probably more advantageous to the pupil than a native one. There is also the question that Paris is the only place to acquire pure French but the contagion of adopting the *patois* of the lower orders there would be equally as objectionable as the Flemish peasant's manner of speaking French, and it cannot be supposed that the Belgian gentleman or professor is unaccustomed to talk with purity of style and accent There is about as much to be feared on this account, as we should feel respecting the cockney corruptions of the city arab.

Schools being so numerous, the terms must necessarily vary sufficiently to meet the requirements of every class, and according to the position of their pupils are ranged the charges. The Belgian schools will be found cheaper than the English, or than those Belgian ones which are supported by foreign visitors. The English schools have all a high standing and are of con-

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siderable repute. A plan is adopted in one we are acquainted with, where classes are formed for special subjects, which are made available for other pupils who may require improvement in any one in particular without becoming otherwise associated with the general course of tuition. This is an advantageous arrangement in many respects, but the school is very select and and exclusive. The following synopsis of a few of the principal rules in force at the Conservatoire, may possibly be of service to some visitors.

To be admitted to the Conservatoire, a formal demand must be made to the director, before the opening of the classes.

The lectures commence the first Monday in October, and are continued until the July following, with the exception of a short vacation at Easter.

Strangers as before stated, must pay an annual premium of two hundred francs.

Each professor gives three lessons per week.

Every student who does not regularly follow the course of lessons is liable to be dismissed.

The instruction to Belgian children of both sexes is gratuitous, and includes all branches of the musical art; solfège, the reading of music—singing; solo, and class.

The organ, stringed and wind instruments, the piano, harmony and accompaniment; composition, the Italian tongue, the latin pronunciation, and declamation in French.

In addition to these courses of instruction there may be established a class of plain-chant, or church music, and professors of acoustics and musical æsthetics.

The Conservatoire possesses a library and collection of instruments for the service of the pupils.

It is under the management of seven gentlemen including the president, all of whom are named by the King.

The Burgomaster of Brussels is honorary president of this committee.

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ENVIRONS OF BRUSSELS.

FURNISHED HOUSES OR APARTMENTS IN THE ENVIRONS OF BRUSSELS — DISADVANTAGES ATTENDING COUNTRY LIFE IN BELGIUM — THE MOST PLEASANT SUBURB — BOITSFORT — GROENENDAEL — TOWNS TO PASS THE WINTER AT — WATERING PLACES — CHEAP FAMILY HOTELS AT ROCHEFORT AND DINANT IN THE ARDENNES.

THE question being frequently asked respecting the possibility of hiring furnished chateaux, small houses, or even furnished apartments in the environs of the city, we must observe that it is very difficult to obtain such likely to meet the wishes of English visitors. We do not of course allude to the faubourgs or suburbs which constitute a portion of Brussels, but to the surrounding country villages. This may probably be explained by the little demand existing for this class of accommodation, but if you require, and are able to obtain it, we cannot give much encouragement, respecting Belgian country life. We think English families would find that a quiet retired existence may be as readily attained in the immediate vicinity of a Belgian town as in an out of the way village, where they suffer many inconveniences. A reaction of ideas would soon disabuse one of any preconceived opinion of rural felicity here even presuming that being shut out from society would be no drawback, where in most directions, you are surrounded by a flat uninteresting country and a class of peasantry not calculated to invite especial sympathy, where it is, perhaps, impossible to hire any convenient conveyance, even to the railway station; to be in a locality which affords no sufficiently attractive drives to induce you to keep your own carriage; roadways of uneven stone terribly destructive to horse's legs, carriage wheels, and

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personal ease and comfort. The stateliest chateau appears dull and dreary; any signs of vitality being seldom perceptible, either from within or without. Straight roads, straight canals, and upright trees on either side at regular distances from each other. Luxurious parks are a myth. The "jardin anglais" is very bare and dreary looking, and but a poor imitation of our own. There are innumerable ponds, peopled with innumerable frogs; and dreary public houses at every step, which appeal for patronage to their humble customers by sign boards, daubed with red and white paint, representing the everlasting ham and glass of Faro. How one misses the magnificent old hall, the substantial grange, the pert villa, the cheery inn and comfortable cottage, surprising us with a delightful view in every turn of the old country lanes in merry England.

If you prefer living away from the town, we do not advise a search beyond the suburbs of Brussels, the most pleasant part of which is in the direction of the "Bois de la Cambre;" commencing with the Chaussee de Charleroy. In this district you will also be most likely to meet with a furnished house or apartment. On high-days and holidays, this wood is resorted to by a crowd of well-dressed people, always forming a quiet orderly stream however numerous. One can scarcely tire of its shady walks which combine the freshness of the real enhanced by every resource which artifice and skill can bestow.

Boitsfort and Groenendael are two little villages in the Bois de la Cambre, having stations on the Luxembourg line, the former being about four, and the latter about six miles from Brussels. Occasionally a furnished cottage or a "chalet" may be obtained in this direction, affording an agreeable summer's retreat, or the furniture may be hired from a warehouse at Brussels if required for the summer season, and the house be unfurnished; but there are generally difficulties in the way of finding a residence for strangers in such localities, at least one that is likely to meet their wishes. Brussels, Bruges, Spa,

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Ostend, and Blankenberghe are the towns in Belgium most adapted to afford a temporary home to the majority of English visitors. The two first named during the winter, and the latter at choice as summer watering places. These are agreeable and fashionable places of rendezvous; but if one prefers to pass a short time in the summer in a more retired neighbourhood, we would recommend Rochefort and Dinant in the Ardennes, where family hotels may be found which are clean, comfortable, and moderate in their charges; but there is no similarity between English and Belgian country life.

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SIGHTS, WALKS, AMUSEMENTS, AND EXCURSIONS.

SIGHTS AT BRUSSELS—THE GRANDE PLACE—THE HOTELS DES VILLES IN BELGIUM—CHURCHES—MUSEUM AT BRUSSELS—WIERTZ'S GALLERY—THE PRINCE D'AREMBERG'S—CONCERTS—PROMENADES—EXHIBITIONS—THE OPERA—VAUXHALL—QUINCONCE—ZOOLOGICAL GARDENS—MUSICAL SOCIETIES—COURT BALLS—KURSAAL MARUGG—BOTANICAL GARDENS—RACES—THE PARK—BOULEVARDS—BOIS DE LA CAMBRE—LAEKEN—WATERLOO—GROENENDAEL.

WE shall adhere to our original purpose of adapting our information solely to the requirements of families who come to reside in the country, and by no means attempt to rival any of the numerous guide books which chronicle the above in due order; we shall, therefore, curtail our remarks about the sights and amusements at Brussels, and also the excursions therefrom, to the smallest possible space, simply indicating a few of the most favoured resorts in a discursive manner in case our little work should fall into the hands of any one who might expect an acknowledgment of them, however slight; we shall not attempt to exhaust even the mere catalogue of Belgian sights, but rather make a few hasty jottings from memory, as much for our own relief from treating subjects which, however necessary and important, are as dry as the figures in a Gladstonian budget; here we shall also throw off our serious economical tendencies, and premise that, although there is much to be seen in this quaint old country we do not assume the task to cheapen the silver key which opens the portals of its treasures. Even families, bent solely on educational purposes, may feel it advisable to relax the bow occasionally, and allow the younger branches to turn from the conjugation of French verbs to the contemplation of the master-pieces of Rubens, Vandyke, and all the noble host of ancient and modern Flemish artists; from the description of Marathon, in a dead

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language, to a glowing account of our own countrymen's exploits at Waterloo, perhaps from an actual participator in the fray, but, at any rate, on the actual field of battle, and surrounded by mementoes of our glorious victory!

At Brussels, one must linger on that grand old Grande Place where stands its magnificent Hotel de Ville, in which the Duchess of Richmond is erroneously supposed to have given her farewell ball to half of her aristocratic friends, and without which the tragedy of Waterloo would lose half its pathos; where Brunswick's fated chieftain certainly never heard the prophetic knell. It is immaterial where that ball was given, for if that curious old English tavern, one now finds at Brussels, had flourished in those days a goodly proportion of our gallant defenders would have been found within its precincts, and may certainly be looked for there on the next occasion.

One never wearies looking at those old houses with gilded gables on that venerable square, and we feel almost inclined to quarrel with the modern artist, that he has not presented us the Counts d'Egmont and d'Horne clad in rusty armour and with headless trunks, instead of giving the actual artistic statues. Those Counts and their fates are ever on the *tapis* in Belgium, and makes one doubt that this historic country could have been so well supplied with ancient patriots as we know to be the fact; they haunt one like the quotation of Macauley's New Zealander on London Bridge, or, rather on the ruins of it that are to be, when he makes his appearance in 2870, or some ulterior date.

Then there is the patron saint, the valiant St. Michael, looking down from a giddy height, having just recovered his sword which one of Jove's thunderbolt's hurled down, probably through some misunderstanding between those mythological potentates, if we may so class them. It is now, thanks to modern science, protected by a conductor.

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This Grande Old Place, however convenient the arrangement may be, scarcely appears the proper locality to devote to the sale of all the lumber of all the united marine store dealers from the seven dials district of Brussels, or to be the resort of dirty mongrels with dirty dog fanciers, and to be made the mart of every specimen of curious birds and animals which would half populate a second Noah's ark. We demur that gilded old palaces, with their time honoured reminiscences should be turned into "estaminets," and that in the immediate vicinity of the seat of their ancient corporation, and under the frown of St. Michael himself! But the columns and cornices are still kept bright and glittering with gold, and it is to be presumed that St. Michael is as amiable as he is reputed to have been valiant, and knowing the peculiar idyosyncracies of his humbler protegées winks instead of frowns on their doings in beer, old clo', Derby pigeons, and curious quadrupeds, although it might have had something to do with the tumbling down of his mighty weapon.

The Hotels des Villes in Belgium are imposing structures, and recall the mind to a period in history when the burly Flemish burgomaster was surrounded by the wealth and magnificence their important commerce procured; now one gazes with astonishment to find such noble buildings fit to be the governing seat of emperors, in dull little towns devoted to very petty, if useful parochial affairs, the most important, perhaps, being the due registration of the births, marriages, and departures of all the Van somethings whom one sees in the vicinity, and their fellow inhabitants.

In churches, Brussels is out-shone by Antwerp, although St. Gudule's, and one or two others, are very fine buildings. The great attraction at St. Gudule's is the pulpit, around which is a beautiful carved representation of the Garden of Eden.

Attention must be drawn to the Public Museum, and the collection of Wiertz's paintings, also belonging to the State.

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The splendid gallery in the Prince d'Aremberg's palace, all of which must continue to attract the admiration of visitors.

Concerts, promenades, the court balls, and exhibitions of paintings and flowers are, one or other of them, always taking place. The fine arts pervade everything, and there are few places in the world where, considering the population, they are carried to greater perfection. The Opera or Théâtre de la Monnaie, as it is called, is a handsome building, prettily decorated and possesses a good staff, but does not pretend to vie with those of richer communities, although subsidised by the government, and when a "Patti" condescends to warble here one trembles for the fate of the manager's resources; the orchestra is splendid, and for instrumental music the performers at Brussels are unsurpassed, and although even a native *prima donna* would seek a wealthier domicile, the Belgian musical societies invariably secure the international prizes. Considering the low rate of admission fees to all their entertainments their talent can be but indifferently remunerated. During the spring and summer season concerts are given every evening at the Vauxhall and Quinconce, which are both located in the park, the charge for admission to either being half-a-franc; the very élite of society meet there, and the performances are of the first order; the same may be said of the concerts, given three or four times a week, in the Zoological Gardens, where the admission fee is one franc for adults, and half-a-franc for children. We would recommend those families who purpose remaining a sufficient length of time to take a season ticket, the charge is trifling and no place is more select, or offers a more agreeable pastime, the children never tire of its varied resources. During the winter reason, when the favourite pastime of skating is practicable, this is a fashionable rendez-vous, more especially with the English. These Gardens are conveniently reached from all parts of the Quartier Leopold, of which they form the eastern limits, and contain a good

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selection of animals and birds, but their greatest charm consists in the tasteful arrangement of the grounds, which are also prettily adorned with flowers, evergreens, etc. A handsome restaurant surprises one more by its style than charges, and amusements for children are duly catered for; there being ponies and donkeys to give short rides to little people, and many other infantile diversions.

The societies of the Grande Harmonie, Lyrique, and others, frequently give concerts available to the public.

The Court Balls are a great attraction to those English families whose position obtains the necessary recognition from the English embassy to give them the entrée.

The Kursaal Marugg in the Rue Treurenberg offers an agreeable winter evening's entertainment.

The Botanical Gardens offer a treat to the botanical amateur or student.

Exhibitions of Paintings, Sculptures, and Flowers, at frequent intervals, and Races in the Spring and Autumn take place on the Champ de Manœuvres, where the military reviews and exercises are performed; it is separated from the Upper Town by a valley, over which it commands a fine view, being a sandy tract of land, lying very high, either dust or mud is sure to be as plentiful and as unacceptable as salt water was to the ancient mariner.

In addition to the charming little park and delightful boulevards, which are unequalled for a dignified stroll to fashionable loungers, there are pleasant walks and drives in the Bois de la Cambre, which may be reached by the lately constructed American tramway. Skating on the lake here in the winter also proves a great attraction.

Laeken is reached by the "Allée Verte," once the fashionable promenade, but now almost deserted. Here, by the broad canal and under the shadows of the fine trees, everywhere in straight lines, one reaches Laeken, the king's palace;

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half hidden in foliage, and the magnificent new Catholic Church cannot fail to attract attention; Laeken is likewise the last resting place of the Belgian Royal Family; some gravestones recall to mind the old English servants who accompanied the first Leopold to his adopted country, and died in his service or on his pension, speaking volumes to the memory of both: the celebrated Malibran is interred here, and her tomb is not the least interesting in a grave yard which carries reminiscences to many English visitors.

Waterloo is still resorted to on account of its historic fame, of which England claims a large share. It is about twelve miles from Brussels, and may be reached by taking an early train to Groenendael, from thence to Mont St. Jean by "Diligence," which returns to the station in the Afternoon. A mail coach also runs during the summer months, and is very popular with tourists, but the best plan for a family is to engage a carriage and pair of horses, as this will give them plenty of time to see everything of interest. The principal feature of the celebrated field of battle is, of course, the old Chateau de Hugomont, now an old farm house occupied by a good natured well-to-do widowed dame, who tills the costly soil

"Where an empire's dust is sepulchred below."

The Musée contains an exceedingly interesting selection of well attested relics, and is owned by one of the most obliging and honest English women to be met with, whose substantial fare in her adjoining hotel affords an agreeable change from the Table d'Hote.

Be sure and instruct your coachman to drive through the Bois de la Cambre, either on going or returning, it is a little against the horse, but affords a very pleasant change from the monotony of the paved road.

Plenty of Guides and Books will be found on arrival, whose purpose it is not our province to interfere with.

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The Hotels are :—Hotel St. Jean, Hotel du Musée, and Hotel des Colonnes. Nearly every other house in the villages being "estaminets" or common beer shops.

Groenendael must be again referred to as a pleasant little spot for a pic-nic, being easy of access, either by rail or road through the forest of Soignies, in a valley of which it is seated; the grounds attached to the "Chateau" (a first-class restaurant) are very pleasant, and the Hotel de Groenendael is kept by a homely Flemish dame, whose charges are reasonable. Again, at the Station, Buffet, one might go further and not fare so well; everything set before you, is well what one need wish.

Trois Fontaines, a village on the Brussels and Antwerp canal, about six miles from the first named. Boats of a very fair class can be obtained at Laeken Bridge and a capital pull for those fond of boating is afforded from thence to the first lock at Trois Fontaines in the neighbourhood of Vilvorde, passing the lock one can row on to Malines, and starting again eventually reach Antwerp if so disposed.

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CLUBS AND SOCIETIES.

No English Club—The "Cercle des Nobles"—The "Cercle des Boulevards"—The Grande Harmonie—The Lyrique—Character of these Societies—English Reading Rooms.

It is rather surprising that no exclusively English Club is to be found at Brussels, a few gentlemen of position are now endeavouring to establish one, which would, undoubtedly, be a great convenience, and we trust they will be successful in their efforts. Spa possesses a club and reading room of its own, and we cannot see why the English residents at Brussels should not possess a similar advantage, especially when it is considered that they form a much more abiding community in the latter city.

A few English gentlemen are members of the "Cercle des Nobles," and one or two other aristocratic Belgian societies, but it is easier for a stranger to become connected with the "Cercle des Boulevards," a respectable club, situated on the Boulevards at the corner of the Chaussée d'Ixelles, admission to which may be obtained with the assistance of the English members.

The Grande Harmonie is a society also open to English gentlemen, it is composed of six or eight hundred members belonging to the nobility and substantial merchants, the *Times* and one or two other English journals are taken in; the annual fee for membership is sixty francs; no entrance fee is charged, and each new member must be proposed and seconded by actual members, of whom several are English.

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The Lyrique is a similar society, but only thirty francs per annum is charged for the annual fee. These societies are exceedingly popular, but, as their titles imply, their amusements have a very musical tendency; the numerous concerts, fêtes, balls, and theatrical representations given by them are intended for their families enjoyment, and the value of membership is better appreciated by such middle-class families who wish more particularly to identify themselves with the recreations of the native inhabitants of Brussels. It must be understood that there is less exclusiveness in society here, for although some of the oldest, richest, and titled families belong to these clubs, it is not thought objectionable to admit respectable persons of an inferior social status. The concerts and balls which are thrown open to the general public afford great pleasure to strangers by the high class character of the entertainment, both as regards the talent displayed, and the manner in which they are conducted.

There are English Reading Rooms at No. 17, Rue des Petites Carmes.

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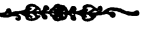
THE BRUSSELS CRICKET CLUB.

CHIEF SUPPORTERS — PLAYING GROUND — MUNICIPAL GRANT — ATHLETIC SPORTS — MANAGEMENT — ANNUAL SUBSCRIPTION — INTRODUCTION—CROQUET.

THIS Club started about seven years since, affords great amusement and exercise to the English residents and visitors at Brussels. It is composed chiefly of the pupils from the Rev. Mr. Jenkins' schools, and their parents and friends. The Burgomaster kindly grants permission for the members of the club to play in a shady spot in the beautiful Bois de la Cambre, about half an hour's walk from the town. This permission is greatly appreciated, as showing the good wishes of the civic authorities towards their English visitors. Athletic sports also takes place occasionally, which considerably enhance the popularity of the club, and adds to the pleasures of the younger members of the English community. It is under the able management of a most indefatigable secretary, Mr. Tooke Robinson, and a committee of gentlemen. The Revds. C. E. and J. C. Jenkins are both good amateur players, and, fortunately for young gentlemen under their charge, staunch advocates of our genuine old sports and pastimes. The subscription is ten francs per annum; entrance may be obtained by an introduction through a member of the committee. Several games of croquet are also on the ground, in order to provide the ladies with their favourite summer pastime. English families should, by all means, join this club.



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EVENING PARTIES, ETC.

PLEASANT SOCIALITIES—WELL CARRIED OUT—EXAMPLE SET BY OLD RESIDENTS.

FEW families leave Brussels without recalling to mind the pleasant round of private parties which are every season there in full sway. Quiet and unobtrusive as they generally are, with no pretention to rival the brilliant balls and receptions at Paris; we are, nevertheless, glad to chronicle the existence of these amenities of English life at Brussels which tend so much to dissipate any *ennui*, and what is lost in cost and splendour is more than compensated for by the taste and skill of the Belgian "fourniseurs" and the genuine affable feeling which is apparent in such gatherings here. No little praise is due to some of the older residents, for the example they set in rendering such soirées available for introducing families to each other, which makes there stay however short, exceedingly agreeable.

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SOCIETY.

INTRODUCTION MAY BE OBTAINED THROUGH THE RESIDENT CLERGY.

THOSE families of respectability who are unprovided with letters of introduction to the ambassador or other influential personage may congratulate themselves on finding such mediums rendered almost unneccessary by the considerate attention of the resident clergymen. Any respectable family can through their politeness be speedily introduced into congenial society to which they might possibly be otherwise too long a time strangers.

A MATINÉE MUSICALE.

AMATEUR ENTERTAINMENTS AT THE HOUSE OF AN ENGLISH LADY.

A morning musical entertainment is occasionally given during the winter season at the house of an English lady residing in the Quartier Leopold. An invitation is usually sent to visitors of good social standing. The performances are of a high order, for, in addition to the first class talent engaged, the lady herself is a very distinguished amateur, and her affability adds to the enjoyment of one of the most agreeable pastimes offered in Brussels.

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THE BELGIAN COURT.

POPULARITY OF THE ROYAL FAMILY—COURT ATTRACTIONS—DOMESTIC SORROWS.

It is no exaggeration to say that there is not a Royal Family on the Continent which enjoys half so much popularity amongst English people as the Belgian of Leopold the Second, the accomplished son of the sagacious founder of the present dynasty, who lives in the hearts of his people of every grade, from the mansion to the cottage; one can scarcely feel too sanguine of the happy results which are likely to attend this country by his reign, if a long life be vouchsafed him, and should European political complications leave him and his consort undisturbed to the performance of their peaceful routine of state duties and pleasures, in the discharge of which they are not unmindful; still young, succeeding to immense private wealth, they will not fail to raise their court to an enviable reputation, and make it one of the most attractive in Europe. The late king was too great a sufferer during the last few years of his reign to care much for the duties imposed on royalty, but the court balls now form a great attraction to English visitors; they are freely thrown open to all who are included in the lists sent in from the Embassy, and on these occasions English gentlemen meet with great respect, and ladies never fail to engage the special admiration and polite attention of the Belgian aristocracy. Since their accession to the throne domestic afflictions have tended to limit the gaieties of the court; first, by the sad fate of Maximilian, which was succeeded by the illness of his widow, the Princess Charlotte, and more recently by the death of Leopold's only son, so young, so promising, and whose lingering sufferings embittered his early loss. The hearts that bled for the troubles of this amiable king were not confined to his countrymen, for all nations sympathised with the monarch merged in the man, and no one, in his high position, has a juster claim to be considered the first gentleman of the period. Let us hope that the clouds which have so long overcast the happiness of both may be soon dispelled and their heavy shadows succeeded by a long, bright, and shiny day.

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THE ENGLISH EMBASSY.

THE NEW MINISTER—EXPECTATIONS—THE ADVANTAGE OF HAVING A LIBERAL MINISTER.

THE appointment of Mr. Lumley as successor to the late Lord Howard de Walden, as the English representative at the Belgium Court, has been hailed with the greatest satisfaction by all classes of English society in Belgium; and although the change is too recent to admit of many remarks, we believe the general opinion to be that the receptions will not be quite so exclusive as heretofore, and perhaps take place a little more frequently. It is highly necessary in a city like Brussels, where the English society is of no little importance, that its leader should shew a due appreciation of lighter duties; discrimination must of course be made, and our government may not be so liberal in these matters as some others, but we opine that the representative of a great and rich nation ought to be not only empowered, but enjoined to throw open the embassy doors on a very liberal scale, and exert its influence in order to make the visit of his fellow citizens of good class, as agreeable as possible. If our present anticipations should be verified, Brussels would become still more popular as a favorite rendezvous for the best classes of English Society.

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THE AMERICAN EMBASSY.

RECENT CHANGE OF AMERICAN AMBASSADORS—HOSPITALITY OF THE LATE REPRESENTATIVE—SOCIALITY, WEALTH, AND DEPLOMACY.

MR. RUSSELL JONES having but recently replaced Mr. Sandford, we can only express our regret at the loss experienced in Brussels by the departure of a gentleman, who represented his country in a manner worthy of its wealth and the popularity it enjoys on the Continent, for few, if any of his successors will be able to vive with the splendour and costliness of his entertainments. We presume he must be tolerably well known to his countrymen for his unrivalled hospitalities, which we here recall to mind as he is just the sort of representative required in a city like Brussels, where the social disposition of the man and his peculiary resources are of quite as much consideration as his diplomatic abilities. The former render the visit of his compatriots agreeable, and acts a loadstone in attracting greater numbers of them hither, and the influence of the latter is greatly strengthened by the boon he confers on the trade of the capital.

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ENGLISH CONSUL.

THE BRITISH—VICE-CONSUL—HIS DUTIES—AUTHORITY—QUALIFICATIONS.

MR. MALTBY, in the Rue de la Paille, acts as Her Majesty's vice-consul at Brussels, and is the proper person to apply to witness your signature to any deeds, powers of attorney, or other legal acts, by which your identity has to be guaranteed. Englishmen are justly proud of their country's superiority, but some are, in consequence, too apt to invest her representative with more authority than he really posseses; thus, in local grievances, although always ready to assist his compatriots to the full extent of his power, (and he is bound to watch over the commercial interests of his country, and protect his countrymen in distress), still, although he may advise, he is often only able to assist you in his capacity as a lawyer well acquainted with the Belgian code. As Consul, he can do nothing in some cases; should you therefore feel compelled to seek his advice take your stand rather on the laws of the country you inhabit for the time being, than on those which govern your own. Considering the numerous and diversified appeals which are made to him in his capacity as consul his office can be no sinecure; it is most cordially hoped that you may not feel yourself sufficiently aggrieved to stand in need of his aid, and that the information given in this little volume will make you acquainted with a great many of the local usages and customs, you are thereby, more likely to keep out of the meshes of the law; otherwise, there is no one more capable, or better qualified to carry you through any difficulty than our actual consul; one thing is certain, he will never advise you to lead a forlorn hope, even with the glorious uncertainty of the law in its favour, where there is a probability of losing something, and a certainty of gaining but little; in addition to being well known to all the law and police authorities, the importance of his office tends to a considerable extent to render him a really valuable aid to English residents in any difficulty, even when his authority on the subject is limited.

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ENGLISH CHURCHES.

WHERE SITUATE—OFFICIATING MINISTERS—HOURS OF DIVINE SERVICE.

CHAPEL Royal, Rue du Musée.—Chaplain, Rev. C. E. Jenkins, M.A.; Assistant Chaplain, Rev. J. C. Jenkins, M.A.; hours of Divine service, on Sundays, at nine in the morning, and at half-past two in the afternoon, and during the winter at seven in the evening.

The Chapel, 50, Boulevard de l'Observatoire.—Chaplain, Rev. W. Drury, M.A.; hours of Divine service, on Sundays, at a quarter to one, and half-past three in the afternoon.

The Chapel, Rue Belliard (Licensed by the Lord Bishop of London).—Chaplain, Rev. W. C. Moffatt; hours of Divine service, on Sundays, at a quarter past ten in the morning, and at three in the afternoon.

There are no places of worship at Brussels where the services are conducted according to the forms used by Dissenting congregations. The Catholic Churches are all conducted in the native languages—French or Flemish.

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THE BRITISH CHARITABLE FUND.

CLAIMS SUPPORT FROM ALL ENGLISH RESIDENTS AND VISITORS — NO DISTINCTION OF CREED MADE IN ASSISTING THE ENGLISH POOR —SUPPORTED BY VOLUNTARY CONTRIBUTIONS — ITS MISSION — GENEROUS ANNUAL DONATION OF THE KING OF THE BELGIANS— THE COLLECTOR—PARTICULARS OF EXPENDITURE DURING THE YEAR 1869—THE SOCIETY'S CAUTION AGAINST AFFORDING INDISCRIMINATE RELIEF.

AN English family residing at Brussels escapes not a few of the claims which are daily made on its patience and purse in many other localities, but the above fund deserves a little assistance from every class of visitors by reason of the unexceptionable nature of its mission. Not a murmur, since its formation, has ever been raised either against its management or motives. All sectarian views are discarded in the praiseworthy desire to assist the poorer members of the British family whom accident has cast on a foreign soil, and wheer their charge must, of necessity, be voluntarily assumed. No object can have a greater claim on the sympathy of those of kindred blood who can afford to lend a helping hand. The committee are most strenuous in their exertions to avoid the reproach, which would otherwise attach itself to a rich nation like England, were its poorer members neglected in a country where so little native poverty meets the eye. The sick are cared for, the dead decently interred, and the wandering prodigal obtains the loan or gift of a ticket which enables him to return to his own country. The sum annually collected amounts to about £250, of which the King of the Belgians, following his father's example, generously contributes eighty guineas per annum. Subscriptions are received by the col-

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lector, Mr. W. Ayres, No. 21, Rue d'Edimbourg, and boxes are placed at the principal hotels and English houses of business.

The following particulars of expenditure during the year 1869, speak for themselves:—

	frs.	cs.
Nine cases relieved monthly	1,404	50
Seven ,, weekly	863	00
Fifty-two ,, occasionally ...	487	00
Forty-five applicants forwarded to England	953	45
Medical attendance and medicines ...	463	00
Two funerals	76	00
Cards for coals and bread	171	00
Hospital patients	115	00
Rent of committee room, printing, &c.	306	45
Outfit of a youth for sea	120	50
Total expenditure	4,959	90

The Society, in issuing their last annual report, cautioned the public against private claims on their benevolence, and requested that applicants be referred to the committee, whose sources of information are extensive, and who consider it their duty to investigate all cases offered to their notice, and to promote the relief of distressed British subjects in any desirable way.

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POPULARITY OF THE ENGLISH IN BELGIUM.

OUR ANCESTORS ON THEIR "GRAND TOUR"—THE ENGLISH "PRESTIGE" IN BELGIUM—BELGIUM AND THE BELGIANS—THE VISIT OF ENGLISH MAYORS AND VOLUNTEERS TO BELGIUM—GENERAL DISPOSITION TOWARDS ENGLISH VISITORS.

BEFORE railways and steamboats were brought to bear their influence on the destiny of peoples, the great lords of England were looked after on their travelling tours with no little admiration and respect. It must have been a grand thing to be even a poor roving Englishman in those days, for the lavish Russian prince and the Yankee who has just "struck ile" of modern times, cannot altogether dispel the shade of our old country's bright guineas, which cast a magic halo around her name; they gilded many a burgher's palm at a time when the resources of this kingdom were in abeyance, and the stranger's gold was of good service to him. There was also a "*cachet*" attached to our travelling ancestors, a straightforward confidence and generosity in their relations with all men, which has left an abiding mark in foreign lands, and is there still faithfully believed in by many; but every one can travel now-a-days, and we are afraid that if our name has not lost some of its caste we must thank our foreign friends for their abiding attachment to the legendary records of the good qualities of the Sir Roger de Coverlys of yore. They have given our nation such a prestige that one would fain like to believe in spirit mediums, we would then at once call up Mr. Waverly's uncle, or old Sir Roger, and learn the incidents attending the grand tour of their youthful days; picture them posting along under the tall poplars, beside

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the broad canal, or quitting their quaint old berline, glad to be rid of the jingling bells which animated their sturdy roans, and how the stolid countenances of the burly postilions are lighted up with unwonted smiles at the unlimited "faro" which the glittering gratuity opens in perspective, and over which mysterious tales were unfolded below, concerning the great lord's peregrinations. Let us compare notes with you, young Sir Roger, over your new found dish and that particular "cru" you had speedily learned to love so well. What did you think of those old town halls, those honest Flemish countenances which greeted your arrival under the massive portals? Your time and means were not ill bestowed to shed such enduring lustre on the fame of that old England which recalls your worthy names. We would like you to repeat one of those pleasant reminiscences of the far off countries you interested your rural tenants with at the annual rent or sheep-shearing feast, and, doubtless, on the same topic delighted their womankind, with their flaxen-haired little children you loved so dearly to pat and caress. Did you then imagine that the host of your youth was also recounting, in his own rich tongue, to humble but sympathetic groups, the munificence, the nobleness of heart of the young Englishman who honoured his hostelry on his continental tour, the influence of which has lasted so many generations, and although neither yourself nor your worthy compeers bequeathed us your more enduring lands, appurtenances, and chattels, we honour and bless your memory for that sterling reputation you so worthily inaugurated on our general behalf.

Belgium is a staunch little old country, it has been buffetted about by the battledores of good and ill fortune, but it refuses to sink, or even permanently to retrograde. Unlike Greece, Italy, or Spain, although its cities have lost their commanding influence and importance as the great centres of the commercial world, it rises Phœnix like from the ashes of decay and declines to be either despised or ignored. We talk much of the suffer-

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ings of our English ancestors for the sake of their religious convictions—a true test of a country's stamina—and yet Motley, the great American historian, clearly shows that this unassuming nation has suffered a thousand fold more than ourselves. What English heart would not beat with dismay if Belgium were robbed of one jot or tittle of her present hard earned liberty and independence. We are one in our aspirations for the good of our fellows, and they have a sympathetic feeling with our civil and religious liberties, with our constitutional government, our national character; they aspire, in fact, to row in the same boat with us, and although not classed amongst the Great Powers, they have no mean feeling of jealous inferiority. Their freedom and resources induce a general independency of spirit, and although strangers may bring more wealth to their moderate sized coffers, and are naturally welcomed accordingly, they are far from being dependant on them alone, as is the case in many places of fashionable resort on the continent, where one sometimes finds that however readily the stranger's gold is snapped at, and in spite of the benefits it confers on the trade of the locality, there is an under current jealous feeling against its possessor, who is, of course, supposed to be a millionaire, to be plucked for his wealth, and ridiculed for his nationality, more particularly, if having only a moderate income, he seeks to get a fair market value for his money. There is a reciprocity of social, commercial, and political interests between England and Belgium, mutually advantageous, which has proved of great value to both countries in the past, and is a hopeful augury for the future. It is a material guarantee in securing the balance of power in Europe, and its import can scarcely be over-rated. The king's partiality for England and the English is well known, and his subjects have shewn how well they can treat us, as witness the reception of the mayors and volunteers. During the visit of the latter in 1866, nearly every private house was thrown open, and champagne was made not only the *vin d'honneur*

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but the *vin ordinaire* for the occasion; to be sure the "gardes civiques" were afterwards repaid in a magnificent manner by Her Majesty and a few other notabilities, but a return visit to England was not bargained for, or even entered into question at that time; and although their reception was very grand, at Brussels it was a hearty family greeting, and only to be compared to a social gathering of brothers, in fact, as in deed, from the king to the bourgeois there was a friendly rivalry in entertaining their guests, and whatever difference of opinion may exist respecting the advisability of continuing these fraternising but expensive visits, few of the guests of that year in which they were inaugurated at Brussels, will cease to recall to mind their cordial reception. A well conducted Englishman is always politely received, and generally, fairly treated throughout the country, and although petty grievances may occasionally arise—here, as elsewhere—the great body of this artistic and intelligent people is for us, and with us entirely; and not unfrequently submits to whims and eccentricities on our part, which would be less indulgently received elsewhere.

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BELGIAN SHOPKEEPERS.

CASH PAYMENT EXACTED FROM STRANGERS—THEIR REASONS FOR THIS —NOT MUCH TO COMPLAIN OF AS A RULE.

ONE must not be too hard on Belgian tradesmen for any want of confidence that may be occasionally shewn by them in giving credit to strangers. It is a rule with the majority of them to expect prompt cash, and they generally send the note receipted, with the goods supplied. This may be a different system to what you are accustomed to at home; but we are bound to say a word in their favor. Whatever may be your position, or even prospects, you may possibly be a stranger here, and they as foreigners whose ideas seldom expand beyond their daily vocations can scarcely be expected to be acquainted with either. Their confidence has also occasionally been seriously abused by a very indifferent class of visitors, who take every advantage of their credulity and trade upon their countrymen's honorable name. It is fortunate that Belgium is not made their favorite head quarters, and the little sympathy they meet with, or even congenial society, makes Brussels worse than a deserted village. A short stay, a hasty departure, a few duped tradesmen, and so long as the ledger remains to attest the disgrace of their name on a foreign soil, their strifes and stratagems, their histories and hair breadth escapes are duly paraded as a caution to others for the small transactions of Belgium tradesmen render them very susceptible concerning losses by bad debts.

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VISITORS WHO COME FOR ECONOMY.

PRUDENT VISITORS—WHEN UNDER A CLOUD—BETTER TO BE ACQUAINTED WITH A RESIDENT AGENT.

IT is pleasant to turn from the afore-mentioned class to assure those who chose to live economically, or whose purse renders such a plan advisable, if not imperative, that nothing is further from our purpose than to injure their "*amour propre.*" The difference between the two classes is too great to allow of such an inference for those who come to economise, or who have suffered through misplaced confidence in a Joint Stock Company (Limited), save the mark! and seek a continental home, in order to avoid expensive society in England, as they invariably meet with due consideration from the genuine tradesman, if on any occasion they should be obliged to test his patience for a time, more particularly if they are acquainted with a resident family, or are introduced through a respectable English agent.

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UNREASONABLE EXPECTATIONS.

REMARKS ON THE UNREASONABLE EXPECTATIONS OF SOME VISITORS—BELGIUM A PROSPEROUS KINGDOM—ITS COMPARATIVE FREEDOM FROM DEBT—FRUGALITY OF THE LABOURING CLASSES.

THE moment some English people arrive in a foreign country, that moment they expect to find an immense difference in the cost of the necessaries of life, to what they have been accustomed to pay in their own, in return for the great sacrifice they consider themselves to be making by going to reside abroad. With such, one can have no patience. The advantages this country offers have been fully explained, and none of its disadvantages have been knowingly lost sight of; at the same time it must be fully understood that Belgium is an exceedingly prosperous little kingdom. Its national debt appears to be simply a mortgage on its prosperous state railroads, canals, and other properties, and if one does not find such colossal private fortunes as in England, there is, nevertheless, a well-to-do population who can afford to live well and pay a fair price for what they stand in need of. The labouring classes, if they earn lower wages, are contented with humbler fare than our own, and the eye is never shocked by such abject poverty so distressing to witness in our own country. The better classes will often step in and pay the price of an article, or the rent of a house, which a stranger considers exorbitant; it is therefore as well to take things as we find them, and not shame one's country by being too unreasonable. The gentleman who accepts a tenant for his house in the West End, at ten guineas a week, must not grumble at being asked half that sum for equally as good a house on a fashionable Boulevard at Brussels. It is perfectly admissable to obtain it as cheap as possible, but not to represent it as extravagantly dear, because it cannot be had for little or nothing.

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ARREST FOR DEBT.

PROVISIONAL ARREST — TIME ALLOWED FOR THE EXECUTION OF THE WARRANT—CAUSE TO BE SHEWN WITHIN EIGHT DAYS — DEBTOR'S MAINTENANCE TO BE PAID BY THE CREDITOR — LIMITATION OF IMPRISONMENT FOR DEBT — SEIZURE OF BAGGAGE BY JUDGE'S ORDER.

A FOREIGNER not domiciled in this country, may be arrested, provisionally, on a Judge's order, and before payment of the debt has been adjudged by the Tribunal when the debt is due, and exceeds two hundred francs, and the judge is satisfied that sufficient cause exists for such a proceeding; the creditor must be a Belgian, or a stranger domiciled in the country. An assignment of the debt cannot be made by a foreigner to a person having power to arrest, unless on bills or circulating securities This arrest cannot be made, or ceases when the debtor can show that he possesses a house of business, or fixed property in Belgium, equal in value to the amount due, or if he can find an approved surety, who must be domiciled in the country.

The order loses its value if not executed within one month from the date of issue, and the creditor is likewise bound to show cause for the same within eight days after the arrest. Persons of seventy years of age, and women, are not liable to be arrested.

The creditor must pay thirty francs per month for the prisoner's maintenance, which if neglected, the latter is liberated. Imprisonment for debt is limited to five years.

A foreigner about to leave the country in debt is liable to have his luggage, &c., detained by his creditor, on a judge's warrant.

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FOREIGN TRADE OF BELGIUM.

The following statistics appeared in "Morgan's Trade Journal," and may be interesting to some as shewing the importance of this country's foreign trade:—

"The imports into Belgium in the year 1869 show an increase of 9 per cent. in value over the preceding year, and the exports an increase of 6 per cent. The import of iron ore and filings in 1869 was very large, and exceeded the export by 390 million kilogs. (of 2.2lb. avoirdupois). The imports of steel (in great part from the United Kingdom) advanced to 2,613,663 kilogs. of bars, sheets, and wire, and 855,045 kilogs. of wrought steel. The export of iron rails and sheets, chiefly the former, increased to more than 150 million kilogs., Russia, Turkey, Italy, and France being large consumers. The export of iron wares exceeded the import by more than 15 million kilogs., Holland, Italy, and France the chief customers. The export of machines and machinery increased to more than 24 million kilogs., Russia the largest customer. The import, nearly 5 million kilogs, included 3 millions from the United Kingdom. The export of arms declined to a value of less than 13 million francs; of coals, to 3,674,330 tonn. (of 2,200 lbs.), almost all to France. The export of window glass (not plate) increased to nearly 45 million kilogs., more than 18 millions to the United Kingdom; of paper to 14,809,657 kilogs., more than 8 millions to the United Kingdom; the export of rags exceeded the import by 1,600,000 kilogs.

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The import of wheat is returned as 140 million kilogs. larger than the export. The export of meat, rabbits, and poultry reached 3,134,285 kilogs., the bulk of it to the United Kingdom. The exports of sugar included 35 million kilogs. of raw beetroof; the import of raw sugar of all kinds was 18 million kilogs.; the export of refined exceeded the import by more than 9 million kilogs. Textile manufacturers shew in cottons an export of 2,546,790 kilogs., 724,525 to the United Kingdom; and an import of 934,515 kilogrammes, 380,331 from the United King- In woollens, an export of cloths amounting to 1,998,689 kilogs., 426,613 to the United Kingdom; and an import of cloths of the value of 1,677,697f., and of coatings and duffets 2,281,497f., and of other kinds, 15,029,861f., the United Kingdom supplying these three items to the extent of 649,872f., 1,071,127., and 4,356,481f. respectively. Belgium exported also three million kilogs. of tissues of flax, hemp, and jute, and tissues of other kinds to the value of 1,823,201f."

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TO INSURE AN EARLY CAB IN THE MORNING.

ABSENCE OF NIGHT CABS—DOUBLE FARES CHARGED AFTER ELEVEN P.M. —EARLY CONVEYANCES NOT TO BE DEPENDED ON UNLESS ENGAGED AT A RESPECTABLE JOB MASTER'S.

THERE is no regular supply of night cabs as in London, nor are they to be found on the stands very early in the morning, double fares are also charged between the hours of 11 p.m. and 6 a.m., consequently, when you wish to leave Brussels by an early train, do not depend on being able to find a conveyance to the station, nor on a driver's promise to come and take you up, for there is not much reliance to be placed in their word on these occasions; it is therefore advisable to order a fly to be sent by a job master who is known to be punctual, and who is also accustomed to supply you with carriages at other times; or in the winter season, especially if it happens to be a sharp frosty morning, he will not, perhaps, care to send out a man and horse to earn a few francs.

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WAREHOUSING OF LUGGAGE.

AVOID TRAVELLING WITH UNNECESSARY LUGGAGE—IT CAN BE WAREHOUSED THROUGH YOUR AGENT—FORMALITIES TO BE OBSERVED IN SENDING IT ACROSS THE FRONTIER.

IN the event of your leaving Brussels for the summer months with the intention of returning at a future period, it is better to leave your heavy luggage behind, in order to avoid the expense and trouble of its carriage. In this case, as there are no regular warehouses for its storage, you should apply to your agent, who will take care of the same on your account; he would also understand the necessary formalities to be observed should you require it to be forwarded to you at any time into another country; it is necessary to give him a declaration of the contents and value of the goods, without which they cannot be sent across the frontier.

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REGISTRATION OF BIRTHS.

WITHIN THREE DAYS—WITNESSES—PENALTIES FOR NEGLECT—PARTICULARS REQUIRED—NO FEES CHARGED.

THE birth of every child in Belgium must be registered within three days, at the police court of the district in which the parents are domiciled. This must he done by its father, accompanied by two persons as witnesses, or, in his absence, by the doctor, nurse, or whoever assisted, and in default each person is liable to a fine of sixteen to three hundred francs, and from six days to six months imprisonment. The year, day, hour, and place of birth is stated, with the sex, christian, and surname of the child, and the names of the parents and witnesses with their profession and domicile. A medical man, deputed by the authorities, calls to verify the child's existence, sex, and age. The witnesses to a declaration of a birth or death may be of either sex, and no fees are charged for registration.

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REGISTRATION OF DEATHS.

CERTIFICATE—THE UNDERTAKER'S DUTIES—PERSONAL PROPERTY OF DECEASED PROTECTED, BY SEALS AFFIXED BY THE "JUGE DE PAIX."

No interment is permitted without a certificate, which is given after the expiration of twenty-four hours. Two persons are required to make this declaration at the Hotel de Ville, or Maison Communale of the district; the corpse is also visited by a public medical officer. The formality attending the registration of a death, and obtaining the burial certificate is usually undertaken by the person charged with the management of the funeral. When the deceased leaves property the juge de paix affixes seals thereon which cannot be removed under three days from the day of the burial, or from the time of their being affixed, and only by the "juge de paix" on a formal demand being made by the parties interested, in person or by proxy, to take possession.

MARRIAGES.

FORMALITIES ENFORCED ON THE MARRIAGE OF BRITISH SUBJECTS ABROAD.

A marriage between British subjects abroad is valid in England when solemnised at the British embassy, or consulate, or according to the established forms of the country they inhabit. In the former case, one of the parties is required to make an affidavit of their age before the Consul, who will give them full particulars how to proceed. In the latter, certain formalities are required by the Belgian law, consisting of publication at the district court, declaration of consent of natural or legal guardians, proof of legal age, testimony of witnesses, etc. These requirements may be easily ascertained by applying to the proper authorities, so a relation of them here is scarcely called for.

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ROUTES FROM LONDON TO BRUSSELS,

(AND VICE VERSA.)

Via Dover and Calais.

The quickest way of reaching Brussels from London is *via* Dover and Calais, either by the South Eastern mail trains, or London, Chatham and Dover line; by the former you start from Charing Cross or Cannon Street, by the latter, from the Victoria or Ludgate-hill stations, and the best plan is to choose that station for your starting point which may be most convenient to your residence. There are two fixed services through to Brussels on both lines; one in the morning and the other at night, and the hours of departure and time occupied in the journey are nearly alike, both being in correspondence with the same continental trains. The morning trains leave London about half-past seven o'clock, arriving at Dover about two hours afterwards, these carry first and second class passengers. The night trains leave about half-past eight o'clock, by which through first class tickets only are issued. The boats start immediately the mails are shipped, consequently passengers should lose no time in getting on board. The trains run on to the pier alongside the boats, do not therefore alight at the town station at Dover. An interpreter accompanies each train and all the officials are most attentive to prevent mistakes. The Calais boats are not often deterred by the weather from putting to sea, and perform the passage across the channel in about an hour and a half, or two hours. An omnibus at Calais conveys passengers from the boat to the railway, free to those who have through tickets and at a charge of half a franc without. When the tide is high the landing place close to the Calais terminus is made available, and at low tide it is about ten minutes walk by a wooden pier. The

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night train for Brussels starts after the one for Paris, about half-past one o'clock, arriving there *via* Tournai before seven o'clock in the morning. By the daily train you arrive about six in the evening. Should you not book through, and register your luggage, for which to holders of through tickets no extra charge is made, it will be examined at both the French and Belgian frontiers, unless you make a declaration of your destination at Calais, and for which a small fee is required, but very little trouble is under any circumstances occasioned here by the Custom officials.

In returning from Brussels, according to the present arrangement, the morning train leaves the Station du Midi at 7.45 and the evening one at 8.30 p.m., arriving respectively in London at 5.45 p.m., and 6.30 a.m. The first morning train from Dover to London which leaves about 4.30 a.m , is professedly a first class train only, and if you have booked through second class to London, you must pay the difference in the fare if you proceed by it. The next train leaves at 6.0 a.m. Should you not have paid your fare further than Dover, you can there take a second class ticket for London by the first train. This, although the most certain route, as the boats are always put to sea when possible, is also the most expensive. The through fares are £2 10s. 11d., first class, and £1 17s. 8d., second class. A through ticket entitles a passenger to 56lbs. weight of luggage free of charge, and is available for one month, and by any train, with liberty to stop at any of the principal towns en route. Baggage registered through to Brussels is examined there. In returning from Brussels to Charing Cross or Victoria Stations, it is examined on arrival there, and at Dover if for Ludgate-hill or Cannon-street Stations. Should there not be sufficient first class accommodation on board the boats, fore cabin fares only are charged, and holders of first class tickets have the difference returned on board. Passengers who do not have their baggage registered, are now charged for it on board.

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Via Dover and Ostend.

There are two fixed services by this direct route; morning and night. The trains leaving London and the boats Dover at the same time as for Calais. These boats carry the mails, and the *trajet* is usually performed in about four or five hours. Passengers who do not object to being two or three hours longer at sea than is required by way of Calais, will find this route a very pleasant one during the summer season. The boats which perform the night service are smaller than any others which cross, and consequently not so agreeable in bad weather, but when it is very rough they are not so hardy in putting to sea as the Calais boats, or as they were when the service was performed under English management. New and more powerful boats are now added on this route, which ply during the day, but only occasionally at night, and it is much to be regretted that the small boats are not at once consigned to less important stations. The mail contract has now passed entirely over to the Belgian government owing to the lower rate at which they undertake the same.

SERVICES (according to the present arrangement) :—

Leaving London, Charing Cross, Cannon-street, Victoria and Ludgate-hill Stations about 7.30 a.m., 8.30 p.m.
Leaving Dover 9.35 a.m., 10.40 p.m., (Sundays excepted).
Leaving Ostend 3.0 p.m., 6.45 a.m.
Arriving at Brussels 5.19 p.m., 9.10 a.m.

Leaving Brussels 6.30 a.m., 5.0 p.m.
Leaving Ostend 9.0 a.m., (Sundays excepted); 8.0 p.m., (Saturdays excepted).
Leaving Dover 3.45 p.m., 1.40 a.m.
Arriving at London 5.45 p.m., 3.55 a.m.

FARES.

London to Ostend, 1st class, £1 17s. 5d. (47fr. 40c.) 2nd class, £1 6s. 7d. (33fr. 10c.)
London to Brussels, 1st class, £2 7s. 10d. (59fr. 90c.) 2nd class, £1 14s. 1d. (42 fr. 60c.)
Boat fares only—from Dover to Ostend, 19fr. 15c. 1st class, and 12fr. 75c. second class; or if paid in English money 15s. 6d. and 10s. 6d. respectively.
56lbs. of baggage allowed. Through tickets available for one month.

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Via Antwerp—Per Baron Osy.

There are now many facilities afforded for reaching Brussels from London by the various routes; but at one time this well known Belgian boat was the most popular way of so doing. The travelling public are also apparently less exclusive in their patronage at the present day; and a journey thither no longer means a pleasant sail down the river on a Sunday morning; a capital dinner and a bottle of wine with a "bon vivant" Captain at the head of the table, and merrily reckless of the "*mal de mer*" to follow. Passengers now are more chary of their time and stewards' bills, which it must be remembered on any of the boats occupying much time in the voyage, form no unimportant item in one's travelling expenses. The Baron Osy, nevertheless, is too comfortable a vessel not to be able to command at all times a full share of patronage from those who choose this route. She leaves St. Katherine's wharf at 11 o'clock a.m. on Sunday, arriving at Antwerp the next morning, and returns at mid-day on Wednesday.

FARES:—To Antwerp, 1st class, £1; 2nd class, 15s. Steward's fees.

Return tickets available for one month are issued at a fare and a half.

AGENTS.—London: Lightly & Simon, Mark Lane, Fenchurch Street. Brussels: Yates, Montague de la cour, 80. Antwerp: M. Vandenbergh, who is also manager for the company at Antwerp to whom the vessel belongs.

Via Antwerp, per General Steam Navigation Company's Boats.

Boats belonging to this Company (the Orion and Dolphin) ply between London and Antwerp. The fares are the same as by the Baron Osy, and the days of departure from St. Katharine's Wharf are Tuesdays and Thursdays at mid-day, arriving at

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Antwerp next morning; whence they make the return voyages on Fridays and Sundays, leaving there mid-day in the winter and one p.m., in summer. Monthly return tickets are granted at a fare and a half. You can book through to the following towns, at the fares given below, the tickets being available for one month from the date of issue.

FARES:—From London to Antwerp, 1st class, £1; 2nd class, 15s. To Brussels, 1st class, £1 3s.; 2nd class, 17s. 3d. To Liege, 1st class, £1 8s.; 2nd class, £1 10d. Steward's fee.

50lbs. of luggage allowed free on the Belgian railway to holders of through tickets.

Carriages, 2 wheels, £3; Ditto, 4 wheels, £4 4s.; Horses, £3 3s.; Dogs, 7s. 6d. each.

Via Harwich and Antwerp, per Great Eastern Railway Company's Boats.

This is a very convenient and at the same time one of the cheapest routes to Brussels, and before the Great Eastern Railway Company commenced running their new and capital boats from the pier at Harwich to Antwerp, passenger fares by nearly all the other routes were much higher, as was also the freight charged for merchandise, &c. This company consequently deserves patronage, if only in return for the boon they have conferred on the commerce between England and Belgium, and the great diminution they have effected in one's travelling expenses. For three months in the year, during the summer season they grant return tickets to Brussels and back, (available for fifteen days) at 30s. first class and 20s. second ditto! This deserves to be appreciated, for unless they had not obliged a reduction of fares to be made, by entering into competition with the old companies, we might have had the old rates continually.

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But setting aside the economical part of the question it is really a most convenient way of reaching Belgium. Starting from Bishopgate Street station by express train at half-past four p.m., (when for commercial men the day's duties may be considered to have terminated) one arrives at Harwich about seven o'clock, the carriages being drawn up on the pier, close to the boat, which starts an hour afterwards, and arrives at Antwerp early next morning. By availing oneself of this route, the tedious ride down the Thames is avoided; in order to perform which, the direct boats to Antwerp start at mid-day, and to get on board at St. Katherine's wharf by that time one need have had very little else to occupy their attention beforehand. It may be almost considered to make a days difference in the journey, for if the number of hours be not equivalent, they are the most important ones in the day, and those which few care to sacrifice. This route, although only started within the last few years is now so popular that it is always advisable in the summer season to engage berths in London beforehand, or to get on board immediately the train arrives at Harwich in order to secure them.

SERVICES.

London to Antwerp for Brussels, every Wednesday and Saturday at 4.25 p.m., leaving Harwich at 8.0 p.m., arriving at Antwerp about 8 a.m.

Antwerp to London every Tuesday and Friday afternoon, (hours vary according to the season) leaving Harwich at 7.55 a.m., arriving in London at 10.30 a.m.

FARES:—To or from London and Antwerp, 1st class and saloon, £1 5s.; 2nd class and saloon, £1; 2nd class and fore cabin, 15s. Return Tickets, 1st class and saloon, £1 17s. 6d.; 2nd class and saloon, £1 10s.; 2nd class and fore cabin, £1 2s. 6d.

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To or from Harwich and Antwerp, 1st class and saloon, 15s. 2nd class and fore cabin, 10s. Return Tickets, 1st class and saloon, £1 5s.; 2nd class and fore cabin, 15s. Steward's Fees.

Single Tickets available for one week; Return Tickets two months, with permission to break the journey for any length of time within those periods.

These Return Tickets are also available on the Rotterdam boats. Through Tickets are issued to the principal towns in Belgium.

Via Ostend—per General Steam Navigation Company's Boats.

According to the present arrangement these boats leave St. Katherine's Wharf every Wednesday, and Saturday morning, returning on Tuesday, and Friday, the hours of departure being regulated by the tide which can be ascertained at the Company's Offices, 71, Lombard Street, and 37, Regent Circus, Picadilly, and for the return journey at 94, Montagne de la Cour, Brussels, or on the Quay at Ostend. It is an economical way of reaching Ostend, whence the fares to Brussels are very low. The passage in fair weather takes about 12 hours, so that unless the boat leaves London early in the morning, there is the necessity for remaining the night at Ostend, as the last train starts for Brussels at six p.m.

Fares:—Chief Cabin, 15s.; Fore Cabin, 12s; Steward's Fees—1s., 1st class; 6d., 2nd class. Children under 10 years half-price.

Return tickets available for one month, a fare and a half. Four wheel carriages, £3 3s.; Two wheel carriages, £2 2s.; Dogs, 5s. each.

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THIRD CLASS PASSENGERS,

Via Dover.

Anyone wishing to avoid the long sea route on the cheapest scale should leave London by the six (to 6 30) o'clock evening train, 6s. 6d. third class, Dover to Ostend, 10s. second class; Ostend to Brussels, 3s. 2d. second class express; fare through, 19s. 8d. The only loss of time incurred is by leaving London two hours earlier than is necessary by the mail; — *through* second class tickets are not issued by the night trains. There is ample time allowed at Dover and Ostend for doing so, and as the fare is taken on board the boat the greatest stranger need anticipate no difficulty. If the accommodation in the second class cabin is not to your mind, the extra charge for the first class is 5s.

The same plan may be adopted in proceeding by Calais, the boats always take both 1st and 2nd class passengers, and the continental trains are almost invariably composed of mixed carriages, whether express or ordinary. Booking through saves trouble more particularly with luggage, but is more expensive, and the fares on the Belgian lines have been lately very considerably reduced, but the through fare from Brussels to Calais 17fr. 35c. is still enforced, whereas the several respective tickets are from Brussels to Blondain (where the examination of the luggage takes place) 2fr. 80c., Blondain to Lille 1fr. 50c., Lille to Calais 8fr. 90c., total 13fr. 20c., There is not much trouble attached to this rebooking, but it is safer for a stranger to book through to Calais. Both the English and Continental authorities take all the money they can get out of travellers, and do not consider that it is not in all cases, from a person overburdened with cash. In returning, there is a third class train leaves Dover about a couple of hours after the express, which may be passed in the comfortable waiting room at the station.

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SUMMARY OF ROUTES FROM LONDON TO BRUSSELS, AND VICE VERSA.

Via Dover and Calais, every morning and night.

Via Dover and Ostend, every morning and night (Sundays excepted).

Via Antwerp, from London direct, on Sundays per Baron Osy; from Antwerp on Wednesdays.

Via Antwerp, from London direct, every Tuesday and Thursday, per General Steam Navigation Company's Boats, Orion and Dolphin, returning every Friday and Sunday.

Via Harwich and Antwerp, from Bishopgate Street Station, Great Eastern Railway, every Wednesday and Saturday afternoon, returning every Tuesday and Friday.

Via Ostend, from London direct, per General Steam Navigation Company's Boats—Wednesday, and Saturday, according to the tide, returning every Tuesday and Friday.

The particulars of these routes have been already given, it only remains necessary to add, that the Antwerp route is the best to take when there is much luggage, owing to the expense attending the transport of the same on the continental railways; and this route is also better adapted for children, as it is less fatiguing than the long ride by rail. The route by Harwich is economical, and between the Baron Osy and the Moselle and Dolphin—the fares and accommodation being about the same—it is only a question of convenience in the days of leaving London. The time occupied in the voyage depends very much on the state of the weather, but it averages from eighteen to twenty hours; the sea voyage occupying about one third of the time, the Thames and river Scheldt dividing the remainder. The latter river is occasionally, in very severe winters, frozen over, when the service is interrupted. Foggy weather is also a great impediment in navigating the Scheldt,

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and it is not unusual for the boats to arrive very late in the day during the winter season. The Calais boats always put to sea when possible, and this route is in consequence more to be depended on than any other when time is a consideration. Owing to the careful and experienced officers under whose command these different services are performed, it is very seldom that any accident takes place, and one is accustomed to feel quite as safe in crossing the channel, as on any railroad in England. There are also the routes "*via* Dunkirk" by steam boat from Irongate wharf to Dunkirk, from thence by rail to Brussels; and "*via* Calais" per General Steam Navigation Boats direct from St. Katherine's wharf to Calais, and thence by rail, but neither of these routes require any especial remarks.

ROUTES BETWEEN BELGIUM AND OTHER COUNTRIES ON THE CONTINENT.

Travellers proceeding to or from Belgium and other places on the continent will find it necessary to consult Bradshaw, or other professed Continental Railway Guides as to the most direct routes. It may be here mentioned that a very valuable little book of this discription is published monthly in Belgium, entitled the "Guide Officiel des Voyageurs, &c.," price 80 centimes with map, which gives a good deal of very useful information concerning the railways, boats, posts, and telegraph offices in Belgium, and their correspondence with Germany, France, England, and Holland. It cannot be too strongly recommended to travellers to procure themselves a copy when proceeding through Belgium.*

* For the convenience of English travellers, this Guide is kept at the London Office of Messrs. Scott Brothers, 8, Duke Street, Adelphi.

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RAILWAY COMMUNICATION AND FARES.

SERVICE — OFFICIALS — CARRIAGES — SPECIAL COMPARTMENTS FOR LADIES TRAVELLING WITHOUT PROTECTION — SMOKING CARRIAGES — ACCIDENTS OF RARE OCCURRENCE — SPEED — GUARD'S VISIT BETWEEN STATIONS — FARES — BOOKING LUGGAGE — SPECIAL CARRIAGES FOR INVALIDS — DOGS — HORSES — TRAVELLERS TO OR FROM FRANCE.

THE Railway communication in Belgium is on a very satisfactory scale. The service is prompt and regular, and the officials form a well organised civil body of men. No fault can be found with the carriages, which are kept clean and tidy. Special compartments in both the 1st and 2nd class carriages are reserved for ladies, and smoking carriages are attached to each train. Accidents even of the most trifling description are of very rare occurrence, although the express trains travel as fast as the most important personage need wish; for instance from Brussels to Ostend—a distance of nearly ninety miles—about two hours and twenty minutes are only required, and on the route to Calais, the frontier town of Blondain, nearly sixty miles is reached in an hour and three-quarters. The guard visits each carriage at frequent intervals; and whilst the train is in motion, which adds very considerably to the safety of travelling by rail.

With regard to fares, we believe them to be lower than in any other kingdom. From London to Dover the express fares are—1st class, 20s.; 2nd class, 15s. Yet from Brussels to Ostend they are only 5fr. (4s.) 1st class; and 4fr. (3s. 2½d.) second class with 3rd class carriages attached at 3fr. (2s. 4½d.)

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And by ordinary trains, the impecunious traveller pays only 2fr. 50c., and that in carriages far superior to the dingy, dirty conveniences on many English lines at three or four times the sum charged in this country, and all the state lines are worked at equally low charges.

Travellers with luggage must have it weighed and paid for in good time before the departure of the train, as the office closes three minutes beforehand.

Invalids may obtain a special compartment—containing a bed with appropriate furniture, by making an application to the "Chef de Station" at the "Station du Nord," and on payment of a sum equivalent to eight 1st class tickets.

Dogs are charged 3rd class fares and have a special compartment in the luggage van. Horses are conveyed by luggage trains at a third (or less) of the charges made for the same by passenger trains.

Travellers proceeding to or from France, have a right to the gratuitous transport of 25 kilos of baggage.

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TRANSPORT OF LUGGAGE.

HIGH RATES FOR PERSONAL LUGGAGE—THROUGH TICKETS—LUGGAGE ON BOARD THE DIRECT BOATS TO ANTWERP AND OSTEND—SHIPPING LUGGAGE DIRECT TO ANTWERP FROM THE NEAREST BRITISH PORT—THE HULL BOATS—CLEARING LUGGAGE AT ANTWERP—FORWARDING LUGGAGE BY RAIL—"GRANDE" AND "PETITE VITESSE" "TARIF" NOS. 1, 2, AND 3—THE WEIGHT REQUIRED FOR EACH DIVISION—EXPENSE SAVED IN SENDING BY "PETITE VITESSE"—"BUREAU RESTANT"—POSTAL NOTIFICATION OF THE ARRIVAL OF LUGGAGE—WAREHOUSING AT THE ENTREPÔT—CHARGES OF CARRIAGE, ETC., SPECIFIED ON THE NOTICE PAPER—"PRISE A DOMICILE" OR COLLECTION OF GOODS—THE NOTICE REQUIRED—DECLARATION—SENDING LUGGAGE ACROSS THE FRONTIER—"REMISE A DOMICILE" OR DELIVERY OF GOODS, AND RULES ATTENDING THE SAME—BRANCH GOODS OFFICES.

AVOID being accompanied with more luggage than is actually necessary for your immediate requirements, when travelling by any of the continental railroads, where every pound you cannot carry in your hands is charged for at a high rate—unless between France and Belgium you possess a through ticket to or from England, when half a cwt. is allowed free; otherwise you will incur needless expense in its transit. Your starting point and the route you take must influence your disposition of the remainder. On board the Antwerp or Ostend boats direct from London by water any quantity of luggage is allowed, or only a small extra charge is made when it exceeds the ordinary limits. This makes the route by Antwerp for a family, much less expensive than by Dover. Antwerp is also the nearest port to Brussels, and the distance it travels from thence to Brussels is inconsiderable. It is convenient, when practicable, to bring it with you, have it passed by the Custom

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officials, and then send it on by rail to your destination from the station at Antwerp. But starting from the North of England, Scotland, or Ireland, or should you take the mail route from London, considerable expense may be saved by shipping it direct by the steamer from the nearest port which is in communication with Antwerp. Dublin, Cork, Leith, Liverpool, Hull, and other ports have direct communication with Antwerp, either by steamer or sailing vessels. The Hull boats carry passengers, and is also a route which admits of a material saving in expense to those, who coming from the North of England, do not object to the sea voyage. The 1st class fare being only 15s., and return tickets are issued at a fare and a half. By bringing your luggage with you to Antwerp the shipping charges and freight are avoided, and if not of a nature to prevent its being passed through the Custom House, have it examined by the officers on board and clear it yourself at once. Should it be subject to duties, from which new comers may claim exemption as previously explained in the chapter relating to Custom House formalities, it must be forwarded under official charge to your destination.

In forwarding luggage by rail there are three divisions which the railway authorities specify, that all consignments must be classed under, These are "Grande Vitesse" or Tarif No. 1; "Service accéléré" or Tarif No. 2; and "Petite Vitesse" or Tarif No. 3.

Small packages are forwarded by Tarif No. 1. The weight of packages sent by Tarif No. 1 must not exceed 10 kilos (about 22 lb.), or exceeding this weight, the charges for the transport of the same by Tarif No. 1 are doubled.

By Tarif No. 2, all goods weighing from 10 to 300 kilos are forwarded, and this service is performed at least once a day.

Goods weighing over 300 kilos (about 6 cwt.) can be sent by tariff No. 3.

We must draw attention to the fact that a very considerable

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difference exists between the charges for goods weighing over 300 kilos when sent by Tarif No. 3, instead of by Tarif No. 2. It is consequently of importance to specify that all heavy goods should be sent by the former. A little more time is taken up in their transit by this service, but the delay is very trifling and scarcely in accordance with the relative charges for the same. Again, the Tarif No. 2 is much cheaper than the charge made for the luggage that passengers take with them.

Should your future address be uncertain your luggage can be sent to any station directed "Bureau Restant," where it will await your disposition.

The principal Railroads belong to the State, and as these and the Post and Telegraph Offices are alike under the administration of the Government, any official communication is thereby materially expedited. Goods arriving in the country are transferred to the Entrepôt or Custom House at Brussels by rail, and a notice of the same is immediately brought by the postman of the district you inhabit; a notification to be acknowledged by signing the slip of paper attached and returning it through him. To prevent mistakes a second is sent after the lapse of a few days, in the event of its not being reclaimed. To save the cost of warehousing it must be claimed within five days. The amount stated on the notice paper gives the charges attending the transmission to that point; carriage and any sum paid on by agents at time of shipment, &c.

Prise à Domicile.—All goods under 50 kilos in weight are collected gratuitously by the state railway. The rate charged for the same, when over 50 kilos is fixed at 15 centimes per 100 kilos, and under twenty-four hours notice, in writing, is required to be given in advance at one of the principal goods depôt, or an unsealed request may be posted to the "Chef de Station"—no stamp being necessary—stating precisely the number of packages to be sent for, name, address, and distina-

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tion. To prevent a useless journey state the hour the packages will be ready, for if the notice be given before mid-day, they may possibly be called for the same day.

It is necessary to give a written declaration with all goods forwarded by rail, stating number of packages, contents, to whom dispatched, with name and address of the sender, and a written receipt for the same will be signed on presentation with the goods.

When sent across the frontier a more formal declaration called a *passavant* must be filled up—forms are given at the Goods Office on application.

Remise à Domicile.—Packages sent by Tarif No. 1 are delivered within two hours; and by Tarif No. 2, within six hours of their arrival at the depôt. The hours of night are not counted. Letters and packages sent express are delivered immediately on the arrival of the train up to 9 o'clock P.M. After which they are delivered between 7 and 8 A.M. the following morning during the summer season, and between 8 and 9 A.M. during the winter. The sender may assure their delivery the same evening after the arrival of any train, by writing this demand on the address, for which an additional charge of 25 centimes is made.

All parcels sent by Tarif No. 1 are dispatched by the first train, which leaves the station half an hour after being received.

The carriage on articles sent by Tarif No. 1 must be prepaid.

The Branch Offices for the reception of luggage, parcels, &c. are situated at Brussels:—Nos. 16 & 18, Rue du Quesnoy (near the Madeleine Market); No. 44, Rue des Chartreux; 196, Boulevard de Waterloo; 6, Boulevard de l' Entrepôt; 24, Rue de l' Astronomie; and 9, Rue du Pepin (corner of the Boulevard de Waterloo).

At Antwerp:—Place Verte.

The office hours are from 7 A.M. to 8 P.M.

For scale of charges for conveyance of luggage see Appendix.

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POSTAL GUIDE.

The postage of letters for the interior, if prepaid, (affranchie) is as follows :—

Under 15 grammes	in weight (about ½ oz.)	10	centimes.
„ 30	„	20	„
„ 50	„	30	„
„ 100	„	40	„

And 10 centimes additional for every 50 grammes.

Postage Stamps of the value of 10 centimes at least must be employed in prepaying the postage. If not prepaid, letters are subject to a fixed charge of 10 centimes extra.

A letter being insufficiently prepaid is charged as an unpaid letter, allowance being made for the value of the stamps affixed.

Recommended Letters.—Special attention is paid to the safe delivery of letters, &c. passing through the post, by paying 20 centimes in addition to the postage. A receipt is given to the sender, and another is required from the receiver on delivery. These letters must not contain money or valuables.

Express.—Letters may be sent by express on payment of an additional postage of 30 centimes, and are then on arrival delivered immediately, without awaiting the ordinary rounds of the postmen; but this is not done after 9 o'clock P.M.

Registered Letters.—The extra postage on a registered letter (lettre chargée) is 20 centimes. These letters must be presented at the office an hour before the closing of the box, and must carry five seals with a distinct impression on each; the seals must be composed of similar wax and uniform impressions. Postage stamps must not be applied to these letters. A receipt is given for the same and exacted on delivery. Bank Notes, &c. may be enclosed therein, up to 10,000 francs,

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on payment of 10 centimes for every 100 francs in value; for the safety of which the administration is responsible. Severe fines attend a false declaration of the value of the contents of a registered letter. A margin of ten per cent. is allowed in declaring the value of funded titles.

Bound Books.—The postage on these is fixed at one centime for every thirty grammes or fractions of the same, they must be enveloped in a band open at the ends, and be prepaid.

Newspapers, Pamphlets and Printed Matter.—For each number including the supplement, the postage is one centime; thus, a large journal like the *Times* may be sent to any part of Belgium for one centime (the tenth part of a penny); but 100 small circulars would cost 1 franc.

The postage must be prepaid, otherwise the Tarif applicable to letters is imposed, and they must be enveloped in a band of not more than one third the size of the packet, or if simply tied with string it must not be in a knot.

Corrected Proofs must not be accompanied by the manuscript or any notes on the same, as in this case, they are classed as *Papiers d'Affaires*, or business papers.

Money Orders.—These are granted for any part of Begium at the rate of 10 centimes for a sum not exceeding 20 francs, 30 centimes from 20 to 100 francs, and an additional sum of 30 centimes for every 100 francs or fraction of 100 francs.

To Great Britain.—Letters, &c. are forwarded *viâ* Ostend by the day and night mails. Posted before 3 o'clock P.M. at the Branch Offices, or 4 o'clock P.M. at the "Grande Poste," they leave by the 5 o'clock P.M. mail train, and are sent out in London by the first delivery next morning: After these hours and if posted at any time during the night they are dispatched by the mail train leaving Brussels at 6.30 A.M. and are delivered in London during the evening.

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The Service *via* Calais allows letters, &c. to be posted up to 7.40 P.M. at the "Grande Poste," or an hour earlier at the Branch Offices. The pillar boxes in town are emptied for these routes *via* Ostend about 2.30 P.M. and about 3.30 A.M. and for Calais 5.30 P.M.

Letters are also received up to the moment of departure of the mail trains:—at 5 P.M. *via* Ostend, and 8.30 P.M. *via* Calais; they must then be posted in the carriage reserved for the service, which can be readily distinguished.

There is also a day mail *via* Calais, but the only advantage to be gained by giving this a preference over the day mail by Ostend, is, that the Calais boats suffer less from occasional delays in crossing the channel, and the service is consequently more to be depended on in bad weather. The pre-payment of postage by either route is optional. Pre-payment must be made by postage stamps. For every 15 grammes in weight letters are charged *via* Ostend 30 centimes, and *via* Calais 40 centimes, if not prepaid, an additional tax of 30 centimes is imposed on letters sent by either route.

Recommended Letters (Lettres recommandées)—a provision which insures more especial care—are charged 20 centimes extra.

Letters sent by Calais, should bear the inscription:—*Par Calais*.

There being no delivery of letters in London on Sunday morning, the evening mail is not despatched on Saturday, and for the same reason there is no morning delivery in Brussels on Mondays.

Letters arriving from England are delivered in Brussels about 10 A.M. and 7 P.M.

Newspapers, Printed Matter, Photographs, are charged by Ostend 5 centimes, and by Calais 7 centimes, for every 50 grammes.

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Proofs, Manuscripts and Business Papers *(Papiers d'Affaires)* in writing, are charged by Ostend 10 centimes, and by Calais 12 centimes for every 50 grammes.

Samples—30 centimes for 120 grammes; maximum weight allowed being 250 grammes.

Recommended letters may be forwarded to England, and under the same conditions as given for the Interior; but the recommended letters must be sealed in the same manner as is required for the registered letters in Belgium.

Money Orders.—Post Office Orders for £10 and under are granted on Great Britain. For sums not exceeding 100 francs the charge is 50 centimes; from 100 to 200 francs, 1 franc; from 200 to 250 francs, 1 franc and 30 centimes.

From Brussels.—The Postage to the following countries for Ordinary Letters is:—

To France, Prepaid	30 centimes	per 10	grammes.
Unpaid	50	„ 10	„
To Italy, Prepaid	40	„ 10	„
Unpaid	60	„ 10	„
To Switzerland, Prepaid	30	„ 10	„
Unpaid	40	„ 10	„
To Holland, Prepaid	20	„ 10	„
Unpaid	30	„ 10	„
To Germany, Prepaid	20	„ 10	„
Unpaid	40	„ 10	„

To India, English possessions (voie de France,) 1 franc per 7½ grammes, leaving Brussels every Friday at 6.20 p.m.

To India (voie d'Angleterre) 1-fr. 20 centimes per 15 grammes leaving Brussels every Friday, par Ostend at 4.15 p.m.

To India (voie d'Angleterre) 1 franc 30 centimes, leaving Brussels every Friday, par Calais at 7.40 p.m.

To the United States from British Ports, leaving Brussels, Mondays, Tuesdays, and Fridays at 4.15 p.m., and Mondays, Tuesdays, Thursdays and Saturdays at 5.40 a.m.

Ordinary Letters Prepaid, 50 centimes per 15 grammes.
„ „ Unpaid, an additional tax of 30 centime.

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To the UNITED STATES by Southampton, leaving Brussels on Monday at 4.15 p.m., par Ostend, and 7.40 par Calais.

To the UNITED STATES by Queenstown, leaving Brussels, Tuesdays, Thursdays and Saturdays at 5.40 a.m. par Ostend, or by Calais the previous evening at 7.40 p.m.

Ordinary Letters Prepaid by Ostend, 30 centimes per 15 grammes.
" " Prepaid by Calais, 70 " 15 "
" " Unpaid, 30 centimes extra.

Letters to the United States can also be forwarded by France and Hamburg.

TELEGRAPH SERVICE.

This is under the same administration as the Postal Service, and is performed with dispatch and regularity. The tariff for every twenty words to any part of the kingdom is as follows:—

	Frs.	cs.
Ordinary Telegram	0	50
Special " (recommandé)	1	00
Urgent, night, or when an acknowledgment of receipt is required	1	00
Express Telegram { paid by the sender	1	00
" receiver		50
Attendant expenses not included.		
Registered, with copy returned, or answer paid telegram	1	00

For Twenty words to be sent from any of the Belgian Offices to the following countries the charges are:—

London	3	0
To any other part of England, or to Ireland and Scotland	5	0
Germany, Northern Confederation 2 to	3	0
" Southern "	4	0
France	3	0
Italy	5	0
Switzerland	4	0
Holland	2	0

Special Telegrams are charged double rates. Beyond Twenty words the charge for these telegrams is augmented one half for every series of Ten words.

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APPENDIX.

HOTELS AT BRUSSELS.

HOTEL DE L'EUROPE, 1 and 2, Palace Royale.
" DE FLANDRE, 7 and 8, Palace Royale.
" DE BELLE VUE, 9, Palace Royale.
" WINDSOR, 14, Rue de la Regence.
" DE LA REGENCE, 2, Rue de la Regence.
" DE SAXE, 77—79, Rue Neuve.
" DE SUEDE, 36, Rue de l'Eveque.
" DE LA POSTE, 46, Fossé aux Loups.
" DE BRABANT, 30, Marché aux Charbons.
" DE LA CAMPINE, 45, Marché aux Poulets.
" DE L'UNIVERS, 38, Rue Neuve.
" DE FRANCE, Rue Royale.
" MENGELLE, 75, Rue Royale.
" DE TIRLEMONT, 3, Petite Rue l' Ecuyer.
" DES PAYS BAS, 28, Rue de l'Hôpital.
" DE HOLLANDE, 61, Rue de la Puterie.

RESTAURANTS.

AUX FRERES PROVENCEAUX, 40, Rue Royale.
DUBOST FRERES, 23, Rue de la Puterie.
ALLARD, 59, Fossé aux Loups.
MENGELLE, 75, Rue Royale.
WABYENBURG, 51, Fossé aux Loups.
HURIAUX, 29, Rue de la Fourche.
VANDERPLANK, 9, Chaussée de Charleroi.
TAVERNE ST. JEAN, 20, Rue St. Jean.
BOURSE D'AMSTERDAM, 58, Marché aux Poulets.

ENGLISH TAVERNS.

TAVERNE ANGLAISE ("Prince of Wales"), Rue Villa Hermosa.
" " (Carter's), Place du Musee.
" " ("London Tavern"), Rue de l'Ecuyer.
" " ("Hope's) Rue du Trône.
" " ("Union Tavern"), Rue de Louvain.

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FOREIGN MINISTERS.

England—42, Rue du Trône.
Austria—62, Chaussee d'Ixelles.
Bavaria—67, Rue de la Loi.
Brazil—1, Rue du Meridien.
Chili—7, Rue Royale.
Columbia, United States of—79, Rue Wiertz.
Costa Rica—111, Rue de Godefroid de Bouillon.
Denmark—50, Rue des Arts.
Equateur—4, Boulevard de l'Abattoir.
Spain—75, Rue Royale.
Roman States—32, Rue Montoyer.
United States—18, Rue de Marnix.
France—14, Place de l'Industrie.
Greece—20, Rue Neuve.
Guatemala—90, Rue de la Loi.
Hesse-Grand-Ducal, 20, Rue Neuve.
Honduras—90, Rue de la Loi.
Holland—22, Rue Belliard.
Italy—62, Rue de la Loi.
Luxembourg—79, Rue Wiertz.
Mexico—8, Boulevard de Waterloo.
Nicaragua—90, Rue de Loi.
Portugal, 54, Rue des Palais.
Prussia—3, Rue du Trône.
Argentine, Republic — 46, Rue des Bouchers.
Russia—54, Rue de la Loi.
San Salvador—4, Impasse du Parc,
Saxony—18, Rue de la Loi.
Sweden and Norway—25, Place du Luxembourg.
Switzerland—45, Rue des Comediens.
Turkey—28, Rue de la Science.
Uruguay—9, Boulevard de l'Observatoire.
English Consul—40, Rue de la Paille.
American Consul—1, Rue du Commerce.

MONEY.

Belgian. Frs.	cs.		English. £	s.	d.
25	00	-	1	0	0
12	50	-	0	10	0
6	25	-	0	5	0
5	00	-	0	4	0
3	12½	-	0	2	6
2	50	-	0	2	0
1	25	-	0	1	0
1	00	-	0	0	9½

Belgian value.		*Systematic name.*		*Approximate English value*
100 Centimes	=	1 Franc	=	9½d.

The *Franc* is worth 9.69., and the *Centime* ·0969d. sterling. It is 9-10ths fine, and contains 69.4 grains of pure silver. The Centime weighs 2 grammes, or 30.864 Troy grains of copper.

SILVER COINS.

The silver coins are the 5, 2½, 2, 1 and ½ Franc pieces. They are all of the same standard of weight and fineness as those of France.

N.B.—The copper coins of 5, 10, and 20 Centimes have been long since replaced by Nickel coins.

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WEIGHTS.

Ounces.	Grammes. Centigramm.	Pounds or Livres.	Kilos. Grammes.	Cwt.	Kilos. Grammes.
1	28.33	11	4.987	5	253.912
2	56.67	12	5.440	6	304 694
3	85.01	13	5.894	7	355.477
4	113.35	14	6.347	8	406.259
5	141.69	15	6.801	9	457.042
6	170.03	16	7.254	10	507.824
7	198.36	17	7.708	11	558.607
8	226.70	18	8.161	12	609.389
9	255.04	19	8.614	13	660.172
10	283.38	20	9.068	14	710.904
11	311.72	21	9.521	15	761.737
12	340.06	22	9.975	16	812.519
13	368 40	23	10.428	17	863.301
14	396.73	24	10.882	18	914.084
15	425.07	25	11.335	19	964.866
		26	11.788		
lbs.	Kil. Gram.	27	12.242	Ton.	
		Quarters			
1	0.453	1	12.695	1	1015.300
2	0.906	2	25.391	2	2030.600
3	1.360	3	38.087	3	3045 900
4	1.813			4	4061.200
5	2.267	Cwt.		5	5076.500
6	2.720			6	6091.800
7	3.175	1	50.782	7	7107.100
8	St. 3.627	2	101.565	8	8122.400
9	4.080	3	152.347	9	9137.700
10	4.534	4	203.129	10	10153.000

The following is from the "Money, Weights and Measures of all Nations, by W. A. BROWNE, LL.D." STANDFORD, Charing Cross.

Belgian value.		*Systematic name.*	*Approximate English value.*
			Grains Troy.
1000th of a Gramme	=	1 Milligramme	= .015432349
10 Milligrammes	—	1 Centigramme	— .154323488
10 Centigrammes	—	1 Decigramme	— 1.54323488
10 Decigrammes	—	1 Gramme	— 15.4323488
10 Grammes	—	1 Decagramme	— 154.323488
			Oz. Drams Av.
10 Decagrammes	—	1 Hectogramme	— 3 8.4283
			lbs. oz. Drams.
10 Hectogrammes	—	1 Kilogramme	— 2 3 4.3830
			lbs, Av.
10 Kilogrammes	—	1 Myriagramme	— 22.0466
10 Myriagrammes	—	1 Quintal Metrique	— 220.466
10 Quintals	—	1 Ton or Millier	— 2204.66

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MEASURES.

MEASURES OF LENGTH.

Belgian value.		*Systematic name.*		*Approximate English value.*			
							Inches.
1000th part of Metre	=	1 Millimetre	=				.03037079
100th part of Metre	—	1 Centimetre	—				.3937079
10th part of Metre	—	1 Decimetre	—				3.937079
				Yd.	Ft.		
		1 Metre	—	1	0		3.37079
10 Metres	—	1 Decametre	—	10	2		9.7079
100 Metres	—	1 Hectometre	—	109	1		1.079
1000 Metres	—	1 Kilometre	—	1093	1		10.79
				Miles.			
10000 Metres	—	1 Myriametre	—	6	370	0	11.0

The Metre is the fundamental unit of the measures of length as well as of all weights and measures. It is the ten millionth part of the distance from the Pole to the Equator.

The *League* of 4 Kilometres = 4000 Metres; the League of 25 to a degree = 4444 Metres; the Nautical League of 20 to a degree = 5556 Metres; and the Nautical mile of 60 to a degree = 1852 Metres.

MEASURES OF SURFACE.

Belgian value.		*Systematic name.*		*Approximate English value.*
				Square Inches.
100 Sq. Millimetres	=	1 Sq. Centimetre	=	.1500591052192
100 Sq. Centimetres	—	1 Sq. Decimetre	—	15.500591052192
				Square Feet.
100 Sq. Decimetres	—	1 Centiare	—	10.7642993418
100 Sq. Metres	—	1 Are or Sq. Decametre	—	Poles. 3.953828959
				Acres.
100 Sq. Decametres	—	1 Hectare	—	2.4711431
100 Sq. Hectares	—	1 Sq. Kilometre	—	247.11431
100 Sq. Kilometres	—	1 Sq. Myriametre	—	24711.431

CUBIC OR SOLID MEASURES.

Belgian value.		*Systematic name.*		*Approximate English value.*
				Cubic Feet.
1-10th of a Stere	=	1 Decistere	=	3.531714
10 Decisteres	—	1 Stere	—	35.31714
10 Steres	—	1 Decastere	—	353.1714

MEASURES OF CAPACITY.

Belgian value		*Systematic name.*		*Approximate English value.*
1000th of a Cubic Decimetre	=	1 Millilitre	=	Minims. 16.9034247744
				Fluid Drachms.
10 Millilitres	—	1 Centilitre	—	2.8172374624
				Imperial Pints.
10 Centilitres	—	1 Decilitre	—	.176077339525
10 Decilitres	—	1 Litre	—	1.76077339525
				Imperial Gallons.
10 Litres	—	1 Decalitre	—	2.2009667440625
				Imperial Bushels.
10 Decalitres	—	1 Hectolitre	—	2.751208430078125
10 Hectolitres	—	1 Kilolitre	—	27.51208430078

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AVERAGE SCALE OF PRICES OF PROVISIONS AT BRUSSELS.

BREAD—20c., and in winter 25c. per half kilo.

MEAT—BEEF, 85c. and 90c. per half kilo.
,, Sirloin, without bone, 1f. and 1f. 10c. per half kilo.
MUTTON.... .....80c. ,,
,, legs, weighed without bone, 1f. ,,
LAMB, 6f. and 7f. the Quarter.
PORK.....1f. 10c. ,,

POULTRY—CHICKENS, 1f. 50c. in season, out of season, 3f. 50c.
DUCKS, 2f. 50c., and 3f. to 3f. 50.
TURKEYS, from 7f. to 10f.
GEESE, the same as turkeys.

GAME—PARTRIDGES, about 2f. to 3f. the brace.
PHEASANTS, prices differ (scarce).
HARES, from 3f. 50c. to 5f.
RABBITS, from 1f. to 3f.

GROCERY—TEA, 4f. 50c. per half kilo.
COFFEE, 1f. 40c. and 1f. 60c. per half kilo.
LOAF SUGAR, 75c. per half kilo.
MOIST SUGAR, 40 and 50c. per half kilo.
CHOCOLATE, 2f. per half kilo.
COCOA, 1f. 50c. per half kilo.
TAPIOCA, 80c. and 1f. per half kilo.
MACARONI, 80c. per half kilo.
RICE, 20 to 50c. per half kilo.
SOAP, 60c to 70c. per half kilo.
COMPOSITES, 75c. to 2f. per half kilo.
PICKLES, 1f. 15c. the bottle.
FLOUR, 28c. per half kilo.
LARD, 1f. 20c. per half kilo.
BUTTER, 1f. 25c. to 2f. per half kilo.
EGGS, from 7c. to 15c. each.
MILK, 10c. the measure.
CHEESE, Cheshire, 1f. 75c. Dutch, 1f. 10c. half kilo.
BACON & HAM—Bacon, 1f. 10c. Ham, 2f. ,,

VEGETABLES—POTATOES, 10c. the kilo.
End of the Winter, 30 and 40c. the kilo.
CAULIFLOWER, 40c. 50c. and 60c. each.
CARROTS, TURNIPS, ONIONS. 2c. each (more or less).

FRUIT, this Summer, 1870, very cheap and plentiful.
PEARS & APPLES, 12c. pound.
GRAPES, 1f. 50c. pound.
WALNUTS, 75c. and 1f. the 100,
PEACHES, 10c. each,—other seasons, 20 to 25c.
APRICOTS, 5c. ditto

FISH—OYSTERS, 1f. 50c. per dozen. MACKEREL, 75c. to 1f. 50c. each
SOLES, 1f. each. LOBSTERS, from 2f. 50c. to 5f. each.
SALMON, from 3f. to 6f. the pound. COD, about 1f. per pound.
SKATE, 2 and 3f. each. HERRINGS, 20c. each.
TURBOT, 4 to 5f. each. MUSSELS, very cheap.

N.B.—In order to understand the relative value of the weights and measures here given, with the English Standard, the reader is referred to Page 73.

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BELGIAN CUSTOMS' TARIFF.

We have, in the following List of Duties levied on Goods imported into Belgium from England, made a selection of all such as are likely to be of use to our readers, but have not thought it necessary to give a complete list of the same:—

MANUFACTURED GOODS,

In Cotton, Wool, Silk, &c. being subject to a complicated tariff, we think it better to give the same in the original text.

			Aux 5 millimètres carrés.	kilog.	Frs. cs.
Tissus de coton unies, croisés, coutils.	écrus.	1re *classe*, pesant 11 kilog. et plus les 100 mètres carrés.	de 35 fils et moins ..	100	50
			de 36 fils et plus....	100	80
		2e *classe*, pesant de 7 à 11 kilog. exclusivement les 100 mètres carrés.	de 35 fils et moins..	100	60
			de 36 à 43 fils	100	100
			de 44 fils et plus....	100	200
		3e *classe*, pesant de 3 à 7 kilog. exclusivement les 100 mètres carrés.	de 27 fils et moins ..	100	80
			de 28 à 35 fils.....	100	120
			de 36 à 43 fils	100	190
			de 44 fils et plus....	100	300
	blanchis.	1re *class*, pesant 11 kilog. et plus les 100 mètres carrés.	de 35 fils et moins ..	100	57 50
			de 36 fils et plus....	100	92
		2e *classe*, pesant de 7 à 11 kilog. exclusivement les 100 mètres carrés.	de 35 fils et moins ..	100	69
			de 36 à 43 fils	100	115
			de 44 fils et plus	100	230
		3e *classe*, pesant de 3 à 7 kilog. exclusivement les 100 mètres carrés.	de 27 fils et moins ..	100	92
			de 28 à 35 fils	100	138
			de 36 á 43 fils	100	218 50
			de 44 fils et plus....	100	345

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MANUFACTURED GOODS—CONTINUED.

					Fr.
Tissus.	de cotton.	unis, croisés, coutils.	teints.	1re *classe*, pesant 11 kilog. et plus les 100 mètres carrés.	de 35 fils et moins	100 kilog.	75
					de 36 fils et plus..	100	105
				2e *classe*, pesant de 7 à 11 kilog. exclusivement les 100 mètres carrés.	de 35 fils et moins	100	85
					de 36 à 43 fils....	100	125
					de 44 fils et plns..	100	225
				3e *classe*, pesant de 3 à 7 kilog. exclusivement. les 100 mètres carrés,	de 27 fils et moins	100	105
					de 28 à 35 fils....	100	145
					de 36 à 43 fils....	100	215
					de 44 fils et plus..	100	325
			imprimés			100 francs	15
		Velours de coton.	Façon soie (*velvets*) ..		écrus	100 kilog.	85
					teints ou imprimés	100	110
			Autres (*cords, moleskins, etc.*)		écrus	100	60
					teints ou imprimés	100	85
		Piqués, basins, façonnés, damassés et brillantés, pesant 3 kilog. et plus par 100 mètres carrés				100 francs	15
		Deutelles et blondes				100	5
		Tous autres				100	10
	de laine	Châles et écharpes de cachemire des Indes.....				100	5
		Tous autres				100 ou, au choix de l'importateur, 100 kilog.	10
	de lin, de chanvre et de jute	Dentelles				100 francs	260
		Tous autres				100	5
							10
	de soie.	Tulles et dentelles				100	5
		Tous autres				100 kilog.	300
	non spécialement tarifés					100 francs	10

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CUSTOMS' TARIFF—CONTINUED.

MERCHANDIZE.	Per 100 kilos. Weight.	Per 100 Fr. Value.	MERCHANDIZE.	Per 100 kilos. Weight.	Per 100 Fr. Value.
	fr. c.	fr. c.		fr. c.	fr. c.
Coal, free.			Gloves	..	10 0
Candles	..	10 0	Hats	..	10 0
Night Lights	..	10 0	Skins, Manufactured	..	10 0
Soap	6 0		Ditto, tanned	15 0	
Perfumery	..	10 0	Ditto, otherwise prepared	30 0	
			Manufactures in wood	..	10 00
Meat	1 20		Carriages	..	10 00
Game	1 20		Mirrors	..	10 00
Fish	1 0		Furniture	..	10 0
Eggs, Milk, free.			India Rubber, Manufactured Goods	..	10 0
Butter	5 0		Copper, Zinc, Lead or Tin Utensils	..	10 0
Honey	5 0		Stoves	2 0	
Cheese	10 0		Iron or Steel, Manufactured	4 0	
Tea	90 0		Machinery, Iron and Steel	4 0	
Sugar	52 87		,, Wood	..	10 0
Salt (duties being reduced)			,, Copper, &c.	12 0	
Pickles	10 0		Gold and silver, Manufactured Articles	..	5 0
Raisins	15 0		Common Pottery	1 50	
Rice	1 50		Wedgwood and Porcelain	..	10 0
Starch	1 20		Sealing Wax	10 0	
Maccaroni, vermicili	1 20		Paper	4 0	
Groceries	..	15 0	Ink	..	10 0
Cocoa	30 0		Musical Instruments	..	6 0
Coffee	17 50		Books and Music free.		
Preserves with Sugar	60 0				
Ditto, with Spirit	60 0		Gunpowder	15 0	
Ditto, other kinds	10 0		Arms, free.		
Oranges, Figs	6 0				
Vegetables, free.					
Artificial Flowers	..	10 00			
Clothing	..	10 00			
Haberdashery	..	10 00	Tobacco, Snuff	42 0	
Boots	..	10 0	Cigars	258 0	

Horses, 18 Francs each.

Animals, special categories excepted, free.

Beer, in cask, 6 Francs per hectolitre.

Beer, in bottle, 7 Francs per hectolitre.

Wines, in cask, 50 Centimes per hectolitre.

Wines, in Bottle, 1fr. 50c. per hectolitre.

Wines, Excise, 42fr. 50c. per hectolitre.

Spirits (duties being augmented).

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AMERICAN TRAMWAY.

Between the Porte de Schaerbeck and the Bois de la Cambre.

Conveyances every Twelve Minutes from 8 A.M. until 9 P.M.

FARES.	1st Class.	2nd Class.
From the Wood to the Chausée de Vleurgat.....	15c.	10 cs.
Chausée de Vleurgat to the Porte Louise...	15	10
Wood to the Porte Louise	25	20
Porte Louise to the Place des Palais.....	15	10
Porte Louise to the Porte de Schaerbeck...	25	20
Wood to the Porte de Schaerbeck	50	40

OMNIBUSES.

There are public Omnibuses between the new "Bourse" and the following Faubourgs, from about 8 A.M. until 9.30 P.M.

FARES.		
To the Place Communale Ixelles	about every ¾-hour	20 cs.
Place de la Duchesse at Molenbeck...	,, ...	20
Porte de Hal St. Gilles	,, ...	20
Place St. Marie Schaerbeck	,, ...	20
To Cureghem	,, ...	20
Between the Station du Nord and the Station du Midi, about every 20 Minutes	.....	20

Correspondence Ticket, 10 centimes extra by any of the above Conveyances.
Between the new Bourse and Lacken, every hour. 25 centimes.

GOODS RAILWAY CONVEYANCE TARIFF IN BELGIUM.

TARIF No. 1.—Any distance in the interior.	Fr.	cs.
Package of 2 kilos. and under	0	50
,, 5 ,, ,, ...	0	75
,, 10 ,, ,, ...	1	0
,, 10 ,, over, each kilo.	0	10

TARIF No. 2.—From 10 to 300 kilos. the minimum charge is 1 franc. A fixed charge for carriage and delivery is made.

	Fr.	cs.
For every 10 kilos. or fraction of	0	5
A sliding scale determined by distance, for every 10 kilos. or fraction, per 5000 metres (about 3 miles)	0	1

TARIF No. 3.—Over 300 kilos.

Is also again divided into three classes, the first of which is only applicable here. Goods sent by Tarif No. 3, arrive at the Station of the town to which they are destined within three days, unless the trafic is overcharged and the delivery is effected within twenty-four hours afterwards.

The minimum charge by Tarif No. 3, is the cost of conveying 300 kilos. by Tarif No. 2.

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The following Table will illustrate the relative cost of the two tariffs, and also the charge for furniture per waggon.

Each Numeral implies a distance of 5000 metres.

	Tarif No. 2. 300 kilos.	Tarif No. 3. 1000 kilos.	Furniture. Per Truck load.
No. 1.	1 80	—	9 0
2.	2 10	2 0	12 0
3.	2 40	2 50	15 0
4.	2 70	3 00	18 0
5.	3 0	3 50	21 0
6.	3 30	4 00	24 0
7.	3 60	4 50	27 0
8.	3 90	5 00	30 0
9.	4 20	5 50	33 0
10.	4 50	6 00	36 0
15.	6 00	8 50	51 0
20.	7 50	11 00	66 0
25.	9 00	13 50	81 0
30.	10 50	16 00	96 0
35.	12 00	18 50	111 0
40.	13 50	21 00	126 0
45.	15 00	23 50	141 0
50.	16 50	26 0	156 0

ADDITIONAL CHARGES.

	Tarif No. 1.	Tarif No. 2.	Tarif No. 3.
Registering (compulsory, by No. 3)	—	—	0 20
Prise à domicile, every 100 kilos..	0 15	0 15	0 15
Remise à domicile ditto	—	—	0 20
Loading and unloading	—	—	0 10

Dogs may be sent in baskets by Tarif No 1, or No. 2, without responsibility on the part of the Railway.

Carriages are charged at the same rate as a truck load of Furniture, as given above in third column, and are forwarded by ordinary passenger trains.

The following Table will shew the relative charges for Horses sent by "Grande" or "Petite Vitesse.

Distances.	Grande Vitesse Par Waggon.	Petite Vitesse. 1 Horse.	2 Horses.	3 Horses.
	Fr. c.	Fr. c.	Fr. c.	Fr. c.
No 1.	8 0	3 60 ..	5 40 ..	7 20
2.	10 0	4 20 ..	6 30 ..	8 40
3.	12 0	4 80 ..	7 20 ..	9 60
4.	14 0	5 40 ..	8 10 ..	10 80
5.	16 0	6 0 ..	9 0 ..	12 0
6.	18 0	6 60 ..	9 90 ..	13 20
7.	20 0	7 20 ..	10 80 ..	14 40
8.	22 0	7 80 ..	11 70 ..	15 60
9.	24 0	8 40 ..	12 60 ..	16 80
10.	26 0	9 0 ..	13 50 ..	18 00
15.	36 0	12 0 ..	18 0 ..	24 0
20.	46 0	15 0 ..	22 50 ..	30 0
30.	66 0	21 0 ..	31 50 ..	42 0
40.	86 0	27 0 ..	40 50 ..	54 0
50.	106 0	33 0 ..	49 50 ..	66 0

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COMMISSIONAIRES.

The rules and tariff for the Public Commissionaires are as follows :—

Hours of Service from 6 A.M. until 8 P.M. in Summer, and from 7 A.M. until 7 P.M. in Winter. Either before or after these hours a double charge is made for the men's services, with the exception of those engaged at the Railway Stations, if the trains arrive by 10 P.M. Employers of the men are guaranteed to the amount of 1000 francs against loss through their services.

No reclamation will be entertained unless made within 24 hours and the receipt be produced. A receipt being given by the men for the amount paid for all services.

Charge for each course	0 25
Ditto ditto with cart	0 50
Each commission which exceeds half an hour is charged by the hour	0 50
Ditto ditto ditto with cart	0 75
Ditto ditto ditto with 4 wheels	1 00

An additional man must be taken with the latter.

After the first hour, the half hour can be counted for the man	0 25
Ditto ditto ditto with cart	0 40
By the day, as Guides	3 0
Ditto for moving luggage	3 0
Ditto ditto with cart	4 0

Ten hours per day in Summer. Eight hours in Winter.

REGULATIONS OF PUBLIC CARRIAGES, FARES, ETC.

For any distance in the City, such as from the Quartier Leopold to the Railway Station, Zoological Gardens and Botanical Gardens.

From 6 *a.m. to* 11 *o'clock p.m. From* 11 *p.m. to* 6 *o'clock a.m.*

Carriage and one horse.	Carriage and two horses.	Carriage and one horse.	Carriage and two horses.
Frs. 1 00	Frs. 1 50	Frs. 2 00	Frs. 2 50
For the first hour.			
Frs. 1 50	Frs. 2 00	Frs. 2 50	Frs. 3 00
For every Half-hour, extra.			
Frs. 0 75	Frs. 1 00	Frs. 1 00	Frs. 1 50
For any distance in the suburbs.			
Frs. 1 50	Frs. 2 50	Frs. 2 50	Frs. 3 00

For a drive to the Allé Verte, Bois de la Cambre, or upon the Macadamised Boulevards.

Frs. 2 00	Frs. 3 00	—	—
Each Half-hour following.			
Frs. 1 00	Frs. 1 50	—	—

The fares of any distance beyond the first barrier is regulated at will. Coachmen are forbidden to exact more than the fixed prices, though the hirer can give a trifle "pour boire" if he wish.

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All Coachmen who in a course will have been turned from their road by the wish of the person who employs them, will be entitled to be taken by the hour and paid accordingly. It will be the same when taken without explanation for more than one course.

Coachmen, who without being turned from their road, are required to put down *en route* one or more persons will only be entitled to the price of the course.

Coachmen taken before eleven o'clock, P.M. and who arrive at their destination after eleven P.M. are to be paid by the day tariff, but only for the first course or hour. Those taken before six o'clock A.M. and who arrive at their destination after six o'clock A.M. will claim the right tariff, but only for the first hour or course.

All Coachmen who have been called to take any person from a residence, and who are sent back without being employed, will be entitled to have the fare of the course.

Coachmen are authorized to take the money in advance when conducting persons to the theatre, ball, concerts or other places of amusements.

REGULATIONS OF PUBLIC CARRIAGES AT ANTWERP.

Courses in the seven sections of the town to the interior of the new enceinte.

	From 6 A.M. to 10 o'clock P.M.			From 10 P.M. to 6 o'clock A.M.	
Simple course, one or two persons	Frs. 1	00	....	Frs. 1	50
Carriage taken to the interior of the Station	1	25	....		
Simple course, three or four persons..	1	50	....	2	00
Course by the hour, one to four persons	1	50	....	2	00
For every half-hour following or fraction of do.	0	75	....	1	00
Luggage for every parcel outside	0	20	....	0	20

Courses upon the paved roads to Berchen, to Borgerhout, and to the Dam as far as the new enceinte, and to the Kiel as far as the limits of the Commune of Antwerp.

For one or two persons.....	1	50	....	2	00
For three or four ditto	2	00	....	2	50

POLICE OFFICES.

1st Division ....1st and 7th Sections....21, Petit Sablon.
2nd Division....2nd and 8th Sections.... 5, Rue de la Batterie.
3rd Division....3rd and 4th Sections....13, Nouveau Marché aux Grains.
4th Division....5th and 6th Sections....12, Rue St. Elisabeth.
5th Division....Quartier Leopold ..... 7, Rue des deux Eglises.
Ixelles ..... Place Communale.
Molenbeck St. Jean.....14, Nouveau Marché.
St. Gilles ..... 2, Rue de l'Eglise.
St. Josse ten Noode.....64, Rue de la Limite.
Schaerbeck.....23, Rue des Palais.

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THEATRES AT BRUSSELS.

THEATRE ROYAL DE LA MONNAIE,

Place de la Monnaie.

OPERAS, OPERAS-COMIQUES, BALLETS.

Bureaux de location ouverts de 10 à 3 heures.—*Relâche le samedi.*

PLACES.	PRIX DES PLACES. Au bureau.	En location.
Fauteuils d'orchestre, loges de premières	6.00	7.00
Balcon, loges de rez-de-chausée, loges de face 2e rang	5.00	6.00
Parquet	4.00	4.50
Secondes loges	3.50	4.00
Troisièmes et parterre	2.00	2.25
Parquet militaire	2.00	—
Amphithéâtre des troisièmes	1.50	—
Quatrièmes	1.00	—
Paradis	0.50	—

THEATRE NATIONAL (FLAMAND),

Rue du Cirque.

OPERAS—COMIQUES, DRAMES, COMEDIES, VAUDEVILLES, OPERETTES.

Bureaux de location ouverts de 10 à 3 heures.—*Relâche :*
Mercredi, Vendredi, Samedi.

PLACES.	PRIX DES PLACES. Au bureau.	En location.
Premières loges ou baignoires	3.00	3.25
Stalles	2.00	2.25
Loges de premier rang, Balcon	1.50	1.75
Première galerie	1.00	1.25
Deuxième galerie	0.50	—
Troisième galerie et amphithéâtre	0.30	—

THEATRE DES GALERIES SAINT-HUBERT,

Galerie du Roi.

OPERETTES, COMEDIES, VAUDEVILLES.

Bureaux de location ouverts de 10 à 3 heures.

PLACES.	PRIX DES PLACES. Au bureau.	En location.
Premières, stalles, baignoires, loges de face	4.00	4.50
Parquet	2.50	3.00
Secondes loges	2.00	2.50
Troisièmes loges, parterre	1.25	1.50
Amphithéâtre	0.50	—

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BRUSSELS.

THEATRE ROYAL DU PARC,

Rue de la Loi.

OPERETTES, COMEDIES, DRAMES, VAUDEVILLES.

Bureaux de location ouverts de 10 à 3 heures.

PLACES.	PRIX DES PLACES. Au bureau.	En location.
Avant scènes, rez-de-chaussée, premières	5.00	5.50
Loges de premières de face et de côté	4.00	4.50
Loges de baignoires	4.00	4.50
Fauteuils d'orchestre	3.00	3.50
Stalles de galeries et deuxièmes loges	2.50	3.00
Parterres stallés	1.50	2.00
Troisièmes loges	1.50	1.75
Troisièmes galeries	1.00	—
Paradis	0.50	—

ALCAZAR ROYAL,

Rue d'Arenberg, nos 3, 5, et 7.

Tous les soirs, à 7 heures.

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Entrée générale : 50 centimes.

CASINO DES GALERIES SAINT-HUBERT.

Galerie de la Reine.

OPERETTES, DUOS, ROMANCES, SCENES COMIQUES.

Prix des places, ordinaires		Fr. 0.60
Id.	réservées	1.00
Id.	Id. en location	1.10

ANTWERP.

LA SODALITÉ (CAFE-CONCERT),

Place des Jésuites.

Prix des places :—Premières .... Fr. 1.00, par abonnement..... Fr. 0.66
Id. Deuxièmes.... 0.50

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Per Dozen Pints, 3 *Francs* 50 *Centimes.*

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